



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

**Wednesday, 18 April 2018
commencing at 9.30am**

**The Council Chambers
91-93 Bloomfield Street
CLEVELAND QLD**

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DEVOTIONAL SEGMENT

Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 21 MARCH 2018

Motion is required to confirm the Minutes of the General Meeting of Council held on 21 March 2018.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

7 PUBLIC PARTICIPATION

In accordance with s.31 of POL-3127 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject

- c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting; and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
- a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to that effect. Any motion to alter the order of business may be moved without notice.

10 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

Councillors are reminded of their responsibilities in relation to a Councillor's material personal interest and conflict of interest at a meeting (for full details see sections 172 and 173 of the *Local Government Act 2009*). In summary:

If a Councillor has a material personal interest in a matter before the meeting:

The Councillor must—

- *inform the meeting of the Councillor's material personal interest in the matter; and*
- *leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.*

The following information must be recorded in the minutes of the meeting, and on the local government's website—

- *the name of the Councillor who has the material personal interest, or possible material personal interest, in a matter;*
- *the nature of the material personal interest, or possible material personal interest, as described by the Councillor.*

A Councillor has a **material personal interest** in the matter if any of the following persons stands to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of the consideration of the matter at the meeting—

- (a) the Councillor;

- (b) a spouse of the Councillor;
- (c) a parent, child or sibling of the Councillor;
- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

If a Councillor has a conflict of interest (a *real conflict of interest*), or could reasonably be taken to have a conflict of interest (a *perceived conflict of interest*) in a matter before the meeting:

The Councillor must—

- *deal with the real conflict of interest or perceived conflict of interest in a transparent and accountable way.*
- *Inform the meeting of—*
 - (a) *the Councillor's personal interests in the matter; and*
 - (b) *if the Councillor participates in the meeting in relation to the matter, how the Councillor intends to deal with the real or perceived conflict of interest.*

The following must be recorded in the minutes of the meeting, and on the local government's website—

- (a) *the name of the Councillor who has the real or perceived conflict of interest;*
- (b) *the nature of the personal interest, as described by the Councillor;*
- (c) *how the Councillor dealt with the real or perceived conflict of interest;*
- (d) *if the Councillor voted on the matter—how the Councillor voted on the matter;*
- (e) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*

A *conflict of interest* is a conflict between—

- (a) *a Councillor's personal interests (including personal interests arising from the Councillor's relationships, for example); and*
- (b) *the public interest;*

that might lead to a decision that is contrary to the public interest.

11 REPORTS TO COUNCIL

11.1 ORGANISATIONAL SERVICES

11.1.1 MARCH 2018 MONTHLY FINANCIAL REPORT

Objective Reference:	A2969875 Reports and Attachments (Archives)
Attachment:	<u>March 2018 Monthly Financial Report</u>
Authorising/Responsible Officer:	Deborah Corbett-Hall Chief Financial Officer
Report Authors:	Udaya Panambala Arachchilage Corporate Financial Reporting Manager Quasir Nasir Corporate Accountant

PURPOSE

The purpose of this report is to note the year to date financial results as at 31 March 2018.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences.

ISSUES

Canal and Lake Charges Refunds

The process for issuing refunds for the reserve balances quarantined for maintenance and repairs since 2011-12, has been worked through and as at end of March 2018 Council has processed 95% of the refunds.

Interim audit for financial year 2017-18

The Queensland Audit Office (QAO) has completed the 2017-18 interim external audit with no significant findings. As per previous years, this visit affords the opportunity for interim reviews to be undertaken on Council's systems and controls.

Revaluation of Road and Stormwater assets

Council commenced the 2017-18 comprehensive valuation of Road and Stormwater assets in accordance with Australian Accounting Standard 116 Property, Plant and Equipment and continues in March 2018.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of March 2018:

- Net financial liabilities
 - Level of dependence on general rate revenue
 - Ability to pay our bills – current ratio
 - Ability to pay our debt – debt servicing ratio
-

- Cash balance
- Cash balances – cash capacity in months
- Longer term financial stability – debt to asset ratio
- Interest coverage ratio

The following ratios did not meet the target at the end of March 2018:

- Operating surplus ratio
- Asset sustainability ratio
- Operating performance

Council's operating surplus ratio came in at -1.56% and is slightly below the target range of 0% - 10%. The ratio is cyclical in nature as it peaks in months where rates are levied and tapers off in the following months. It indicates the extent to which revenues cover operational expenses only or are available for capital funding purposes. Council's year to date operating deficit is \$3.06M compared to year to date budget deficit of \$5.89M.

The asset sustainability ratio did not meet the target at the end of March 2018 and continues to be a stretch target for Council with renewal spends of \$21.10M and depreciation expense of \$42.31M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life. Capital spend on non-renewal projects increase the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio. The upward revaluation of infrastructure assets increases the asset base correspondingly increasing the depreciation expense that results in a lower ratio.

Council's Capital Works Prioritisation Policy (POL-3131) demonstrates its commitment to maintaining existing infrastructure and the adoption of a renewal strategy for its existing assets ahead of 'upgrade' and/or 'new' works.

Council's operating performance ratio at the end of March 2018 is 12.76% and is slightly below the 15% benchmark. This ratio is a cash measure and therefore moves in line with the cash balances. It is also cyclical in nature as it peaks and troughs in line with the rating cycle when rate payments are due. As the third quarter rates were due for payment in February, this ratio dropped back from 18.13% in the prior month.

Legislative Requirements

The March 2018 financial results are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The March 2018 financial results have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of March 2018.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2015-20 Corporate Plan:

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

- 8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.

CONSULTATION

Council departmental officers, Financial Services Group officers and the Executive Leadership Team are consulted on financial results and outcomes throughout the period.

OPTIONS

1. That Council resolves to note the financial position, results and ratios for March 2018 as presented in the attached Monthly Financial Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the financial position, results and ratios for March 2018 as presented in the attached Monthly Financial Report.

Monthly Financial Report

March 2018



MAKE A
DIFFERENCE
MAKE IT
COUNT

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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 March 2018. The year to date and annual revised budget referred to in this report incorporates the changes from the budget capital carryovers adopted by Council on 23 August 2017.

Key Financial Highlights and Overview

Key Financial Results (\$'000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	(11,136)	(5,887)	(3,059)	2,828	48%	✓
Recurrent Revenue	261,639	193,483	195,794	2,311	1%	✓
Recurrent Expenditure	272,775	199,370	198,853	(517)	0%	✓
Capital Works Expenditure	94,860	55,265	46,829	(8,436)	-15%	✓
Closing Cash & Cash Equivalents	140,234	149,381	139,599	(9,782)	-7%	✗

Council reported a year to date operating deficit of \$3.06M which is favourable to the revised budget deficit by \$2.83M. This favourable variance is due in part to operating grants and subsidies income \$1.97M above budget, mainly due to timing of \$2.28M grant monies received for roads to recovery. Also, higher than expected water consumption has contributed to higher than expected levies and utility charges revenue, especially bulk water charges revenue with a \$611K favourable variance to budget.

The favourable variance in recurrent expenditure is primarily due to underspend in consultant and contractor costs. The unfavourable variance in depreciation expense is due to higher opening asset balances for 2017/2018 which include the results from the 2016/2017 asset revaluations, as well as the recognition of developer contributed assets. These end of year adjustments as well as sewerage network assets capitalised this year from WIP, influenced the increase in depreciation expense. Included in the sewerage assets capitalised this year is \$13.82M for Pt. Lookout wastewater treatment plant which contributes \$579K to the depreciation variance. A further \$12.03M was capitalised resulting in \$25.85M capitalised during the month and represents 60% of capitalisations year to date.

Capital grants, subsidies and contributions are below budget mainly due to timing of developer cash contributions. Additionally, non-cash contributions are below budget due to timing of developer non-cash contributions. Loss on disposal of non-current assets is mainly due to sale of fleet assets; and infrastructure and parks asset replacement.

Council's capital works expenditure is below budget by \$8.44M due to timing of works for a number of infrastructure projects, asset management project and timing of capital acquisitions and fleet replacement.

Council's cash balance is below budget due to higher than anticipated payments to suppliers which includes \$7.85M for canal and lake special charges refund and below budget receipt of capital grants, subsidies and contributions. This is partially offset by below budget expenditure for property, plant and equipment and above budget operating grants. Constrained cash reserves represent 67% of the cash balance.

2. KEY PERFORMANCE INDICATORS

Key Performance Indicators

Financial Stability Ratios and Measures of Sustainability	Status Achieved ✓ Not achieved ✗	Annual Revised Budget	YTD March 2018	Target
Operating Surplus Ratio (%)	✗	-4.26%	-1.56%	Between 0% and 10% (on average over the long-term)
Asset Sustainability Ratio (%) [^]	✗	70.92%	49.88%	Greater than 90% (on average over the long-term)
Net Financial Liabilities (%) [*]	✓	-23.95%	-50.23%	Less than 60% (on average over the long-term)
Level of Dependence on General Rate Revenue (%)	✓	33.93%	34.04%	Less than 37.5%
Ability to Pay Our Bills - Current Ratio	✓	2.74	4.31	Between 1.1 & 4.1
Ability to Repay Our Debt - Debt Servicing Ratio (%)	✓	2.99%	4.01%	Less than or equal to 10%
Cash Balance \$M	✓	\$140.234M	\$139.599M	Greater than or equal to \$50M
Cash Balances - Cash Capacity in Months	✓	7.87	7.29	Greater than 3 months
Longer Term Financial Stability - Debt to Asset Ratio (%)	✓	1.47%	1.43%	Less than or equal to 10%
Operating Performance (%)	✗	17.65%	12.76%	Greater than or equal to 15%
Interest Coverage Ratio (%) ^{**}	✓	-0.59%	-0.58%	Less than 5%

^{*} The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)

^{**} The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)

The annual revised budgeted balances for 2017/2018 include the changes from the budget carryovers adopted by Council on 23 August 2017. The differences between the carryover budget figures and those published are due to the actual opening balances on 1 July 2017, which are now finalised following end of year accounts finalisation.

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME

For the period ending 31 March 2018

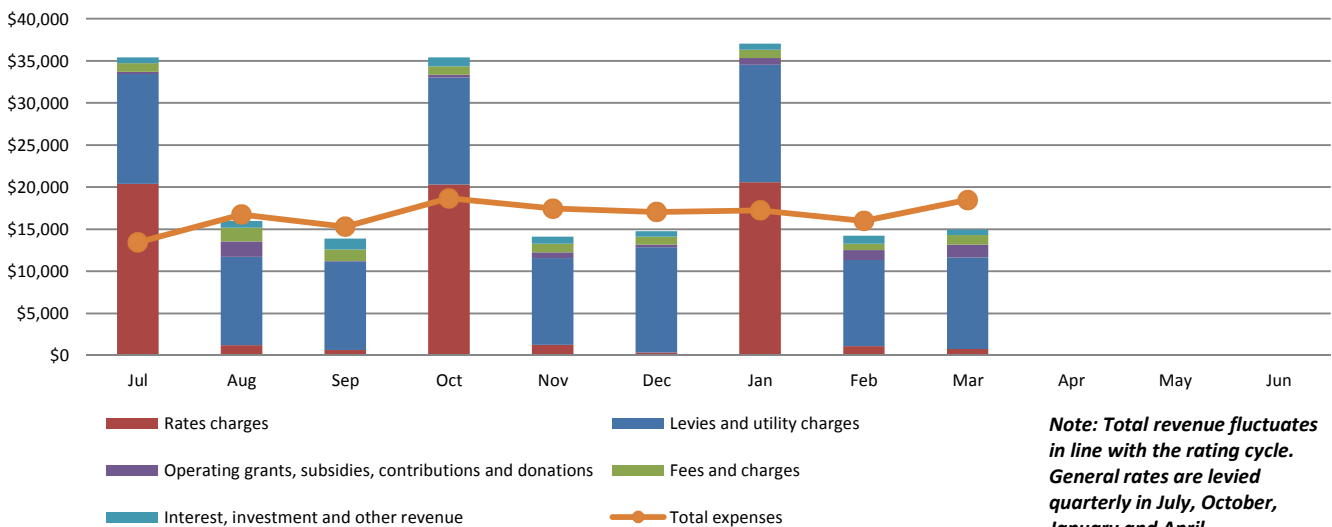
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Recurrent revenue					
Rates, levies and charges	227,186	227,186	170,493	171,282	789
Fees and charges	13,048	13,048	9,946	9,836	(110)
Rental income	839	839	650	724	74
Interest received	4,361	4,361	3,246	3,268	22
Investment returns	2,200	2,200	500	500	-
Sales revenue	3,823	3,823	2,853	2,376	(477)
Other income	684	684	553	798	245
Grants, subsidies and contributions	9,497	9,497	5,242	7,010	1,768
Total recurrent revenue	261,639	261,639	193,483	195,794	2,311
Capital revenue					
Grants, subsidies and contributions	33,013	33,035	19,484	14,228	(5,256)
Non-cash contributions	3,213	3,213	2,424	170	(2,254)
Total capital revenue	36,226	36,248	21,908	14,398	(7,510)
TOTAL INCOME	297,865	297,887	215,391	210,192	(5,199)
Recurrent expenses					
Employee benefits	85,677	85,677	64,064	63,552	(512)
Materials and services	125,787	125,787	89,322	86,525	(2,797)
Finance costs	3,112	3,112	2,334	2,409	75
Depreciation and amortisation	58,200	58,200	43,650	46,367	2,717
Total recurrent expenses	272,775	272,775	199,370	198,853	(517)
Capital expenses					
(Gain) / loss on disposal of non-current assets	289	36	(307)	1,128	1,435
Total capital expenses	289	36	(307)	1,128	1,435
TOTAL EXPENSES	273,064	272,811	199,063	199,981	918
NET RESULT	24,801	25,076	16,328	10,211	(6,117)
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	(67)	(67)
TOTAL COMPREHENSIVE INCOME	24,801	25,076	16,328	10,144	(6,184)

4. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 March 2018

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Revenue					
Rates charges	91,688	91,688	68,766	68,786	20
Levies and utility charges	138,824	138,824	104,221	104,979	758
<i>Less: Pensioner remissions and rebates</i>	(3,325)	(3,325)	(2,494)	(2,483)	11
Fees and charges	13,048	13,048	9,946	9,836	(110)
Operating grants and subsidies	8,795	8,795	4,725	6,697	1,972
Operating contributions and donations	702	702	517	313	(204)
Interest external	4,361	4,361	3,246	3,268	22
Investment returns	2,200	2,200	500	500	-
Other revenue	5,347	5,347	4,056	3,898	(158)
Total revenue	261,639	261,639	193,483	195,794	2,311
Expenses					
Employee benefits	85,677	85,677	64,064	63,552	(512)
Materials and services	126,040	126,040	89,516	86,405	(3,111)
Finance costs other	303	303	225	286	61
Other expenditure	489	489	362	674	312
Net internal costs	(741)	(741)	(556)	(554)	2
Total expenses	211,767	211,767	153,611	150,363	(3,248)
Earnings before interest, tax and depreciation (EBITD)	49,872	49,872	39,872	45,431	5,559
Interest expense	2,809	2,809	2,109	2,123	14
Depreciation and amortisation	58,200	58,200	43,650	46,367	2,717
OPERATING SURPLUS / (DEFICIT)	(11,136)	(11,136)	(5,887)	(3,059)	2,828

Actuals - Total Revenue and Expenses (before interest and depreciation) (\$000)



4. OPERATING STATEMENT - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS

For the period ending 31 March 2018

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Levies and utility charges					
Refuse collection rate charge	21,663	21,663	16,217	16,299	82
Special charges	4,083	4,083	3,062	3,054	(8)
SES separate charge	339	339	254	255	1
Environment separate charge	7,568	7,568	5,676	5,719	43
Separate charge landfill remediation	2,911	2,911	2,183	2,200	17
Wastewater charges	43,647	43,647	32,735	32,668	(67)
Water access charges	18,296	18,296	13,722	13,801	79
Water consumption charges	40,317	40,317	30,372	30,983	611
Total levies and utility charges	138,824	138,824	104,221	104,979	758

MATERIALS AND SERVICES ANALYSIS

For the period ending 31 March 2018

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Materials and services					
Contractors	34,121	34,457	23,073	21,637	(1,436)
Consultants	4,465	4,267	2,589	1,060	(1,529)
Other Council outsourcing costs*	17,355	17,515	12,667	13,095	428
Purchase of materials	44,300	44,052	32,466	32,435	(31)
Office administration costs	7,949	8,084	5,919	5,906	(13)
Electricity charges	5,751	5,729	4,274	4,185	(89)
Plant operations	4,466	4,480	3,232	3,344	112
Information technology resources	2,811	2,647	1,781	1,684	(97)
General insurance	1,363	1,363	1,024	1,000	(24)
Community assistance**	1,619	1,623	1,135	966	(169)
Other material and service expenses	1,840	1,823	1,356	1,093	(263)
Total materials and services	126,040	126,040	89,516	86,405	(3,111)

* Other Council outsourcing costs are various outsourced costs including refuse collection and disposal, waste disposal, legal services, traffic control, external training, valuation fees, etc.

** Community assistance costs represent community related costs including community grants, exhibitions & awards, donations and sponsorships.

EMPLOYEE BENEFITS AND FULL TIME EQUIVALENTS (FTE)

For the period ending 31 March 2018

Month	FTE (Council employees and Councillors)*	Total staff wages and salaries (including Councillors) \$000	Annual leave and long service leave entitlements \$000	Superannuation (including Councillors) \$000	Other employee related expenses (including agency costs) \$000	Less: capitalised employee expenses \$000	Total operating employee benefits \$000
July	900	5,324	626	647	333	481	6,449
August	899	5,992	702	698	627	520	7,499
September	902	5,213	617	653	597	471	6,609
October	906	6,080	724	722	525	531	7,520
November	914	5,961	698	703	598	383	7,577
December	919	5,508	650	674	452	389	6,895
January	921	5,496	646	713	560	414	7,001
February	922	5,416	646	637	469	638	6,530
March	925	5,967	710	699	479	383	7,472
Total employee benefits YTD		50,957	6,019	6,146	4,640	4,210	63,552

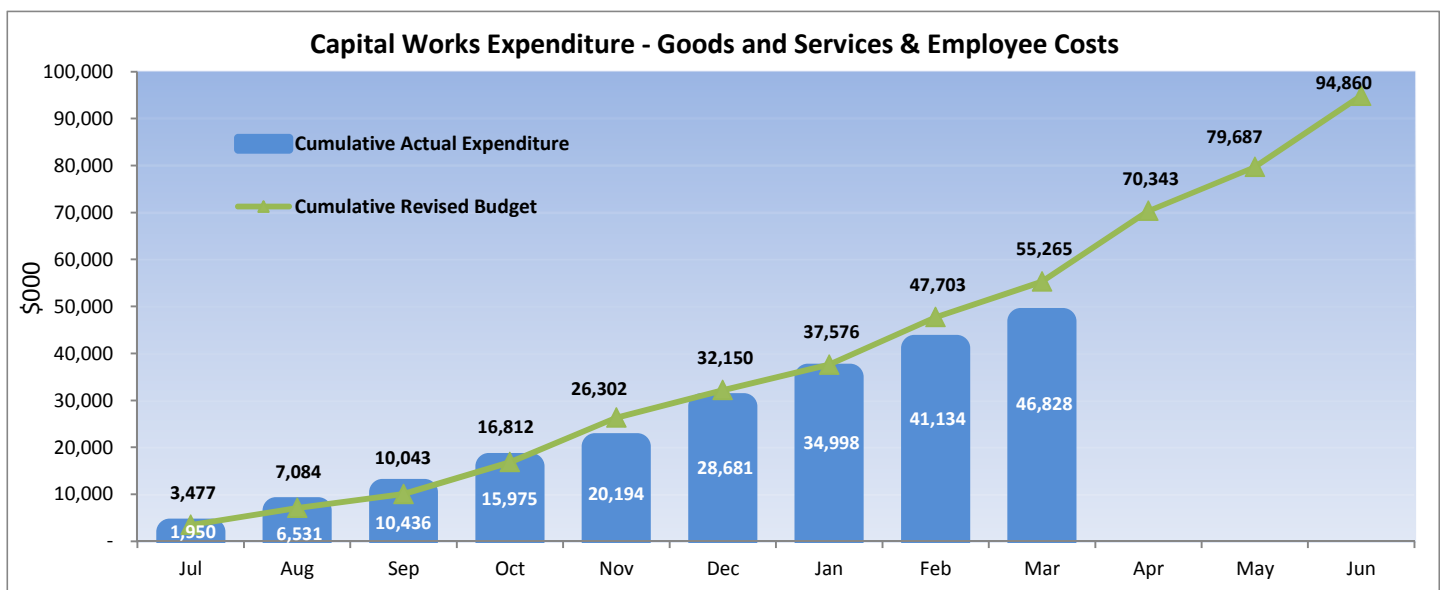
* Refer to page 14 for further information on FTE and headcount.

5. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 March 2018

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Sources of capital funding					
Capital contributions and donations	29,250	29,250	16,101	12,622	(3,479)
Capital grants and subsidies	3,763	3,785	3,383	1,606	(1,777)
Proceeds on disposal of non-current assets	1,180	1,433	843	689	(154)
Capital transfers (to) / from reserves	(14,106)	(13,493)	(12,649)	(8,238)	4,411
Non-cash contributions	3,213	3,213	2,424	170	(2,254)
New loans	867	867	-	-	-
Funding from general revenue	66,106	78,028	53,297	45,870	(7,427)
Total sources of capital funding	90,272	103,082	63,399	52,719	(10,680)
Application of capital funds					
Contributed assets	3,213	3,213	2,424	170	(2,254)
Capitalised goods and services*	74,965	87,599	51,072	42,619	(8,453)
Capitalised employee costs*	7,085	7,261	4,193	4,210	17
Loan redemption	5,010	5,010	5,710	5,720	10
Total application of capital funds	90,272	103,082	63,399	52,719	(10,680)
Other budgeted items					
Transfers to constrained operating reserves	(13,268)	(13,268)	(9,920)	(9,892)	28
Transfers from constrained operating reserves	11,565	11,565	8,167	13,553	5,386
Written down value (WDV) of assets disposed	1,468	1,468	536	1,817	1,281

* Total capital works expenditure depicted in the graph below is the total of capitalised goods and services and capitalised employee costs.



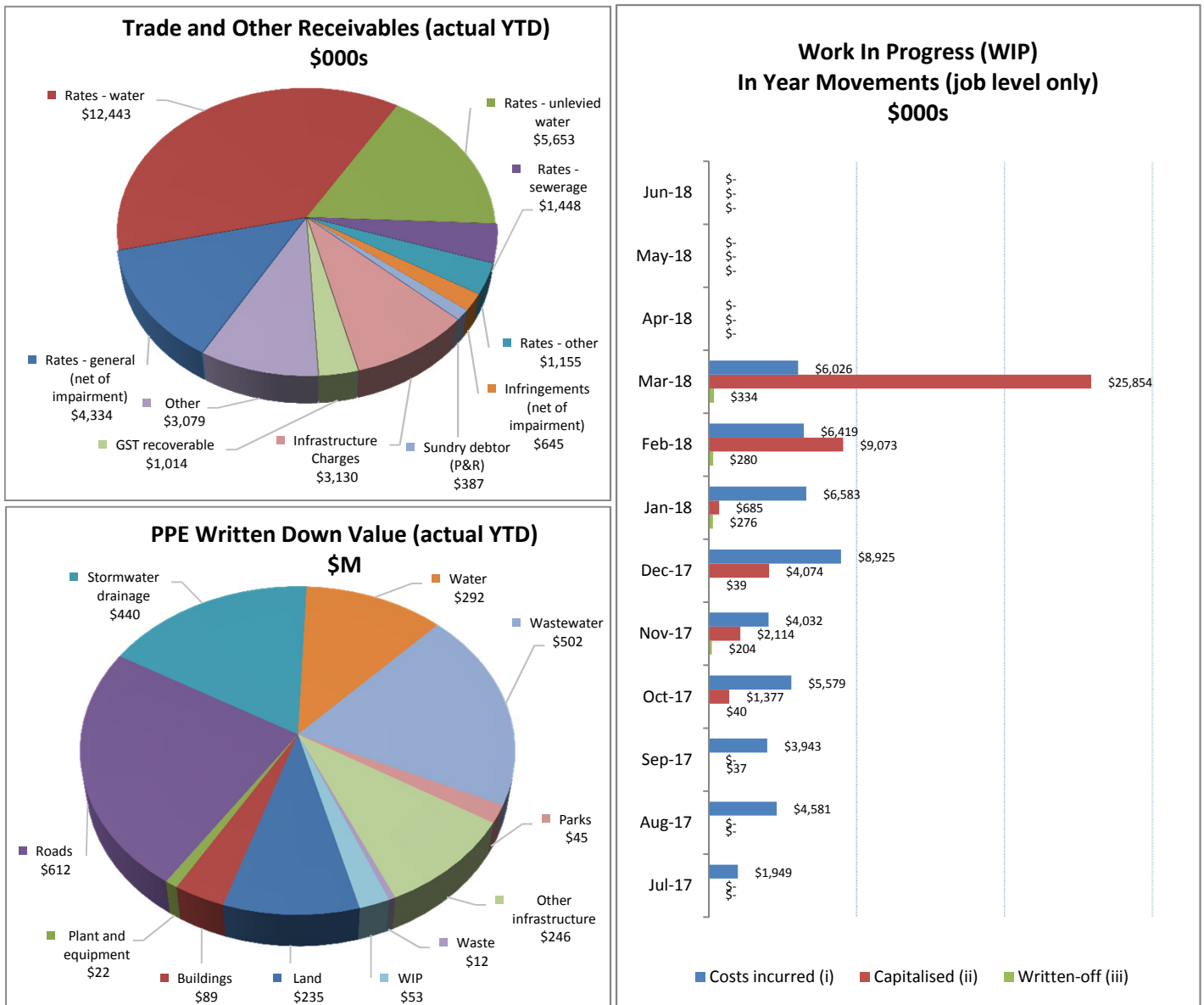
6. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 March 2018

	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual Balance \$000
CURRENT ASSETS				
Cash and cash equivalents	133,650	140,234	149,381	139,599
Trade and other receivables	25,805	27,273	32,316	33,288
Inventories	678	556	556	1,268
Non-current assets held for sale	4,278	262	262	11,203
Other current assets	2,122	2,073	2,073	1,560
Total current assets	166,533	170,398	184,588	186,918
NON-CURRENT ASSETS				
Investment property	1,054	1,091	1,091	1,091
Property, plant and equipment	2,483,228	2,598,914	2,573,728	2,547,971
Intangible assets	1,215	1,845	2,129	2,181
Other financial assets	73	73	73	73
Investment in other entities	5,961	14,712	14,712	14,712
Total non-current assets	2,491,531	2,616,635	2,591,733	2,566,028
TOTAL ASSETS	2,658,064	2,787,033	2,776,321	2,752,946
CURRENT LIABILITIES				
Trade and other payables	21,411	39,792	39,630	21,019
Borrowings	7,701	7,713	7,713	7,713
Provisions	13,126	13,014	12,836	10,141
Other current liabilities	1,755	1,747	1,697	4,457
Total current liabilities	43,993	62,266	61,876	43,330
NON-CURRENT LIABILITIES				
Borrowings	33,461	33,343	31,776	31,766
Provisions	12,356	12,115	12,108	13,471
Total non-current liabilities	45,817	45,458	43,884	45,237
TOTAL LIABILITIES	89,811	107,724	105,760	88,567
NET COMMUNITY ASSETS	2,568,254	2,679,309	2,670,561	2,664,379
COMMUNITY EQUITY				
Asset revaluation surplus	963,349	1,070,838	1,070,838	1,070,771
Retained surplus	1,498,727	1,503,632	1,495,677	1,499,387
Constrained cash reserves	106,178	104,839	104,046	94,221
TOTAL COMMUNITY EQUITY	2,568,254	2,679,309	2,670,561	2,664,379

The annual revised budgeted balances for 2017/2018 include the changes from the budget carryovers adopted by Council on 23 August 2017. The differences between the carryover budget figures and those published are due to the actual opening balances on 1 July 2017, which are now finalised following end of year accounts finalisation.

6. STATEMENT OF FINANCIAL POSITION - CONTINUED



- (i) Costs incurred: costs transferred into WIP for the construction or acquisition of fixed assets and at this point are non-depreciating.
- (ii) Assets registered: additions to the asset register which includes unwinding of 2016/2017 accruals and new capitalisations.
- (iii) Written-off: costs transferred from WIP to operational expenditure. These costs are operational in nature and therefore will not be capitalised.

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT*

For the period ending 31 March 2018

	Annual Original Budget \$'000	Annual Revised Budget \$'000	YTD Revised Budget \$'000	YTD Actual Balance \$'000
PPE movement				
Opening balance (includes WIP from previous years)	2,456,540	2,559,417	2,559,417	2,559,417
Acquisitions and WIP in year movement	85,217	98,026	57,643	46,992
Depreciation in year	(57,061)	(57,061)	(42,797)	(45,656)
Disposals	(1,468)	(1,468)	(535)	(1,653)
Other adjustments**	-	-	-	(11,129)
Closing balance	2,483,228	2,598,914	2,573,728	2,547,971

* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

** Other adjustments include transfers between asset classes, revaluation adjustments, prior period adjustments and depreciation thereon. Includes reclassification of \$11.05M from property, plant and equipment to non-current assets held for sale.

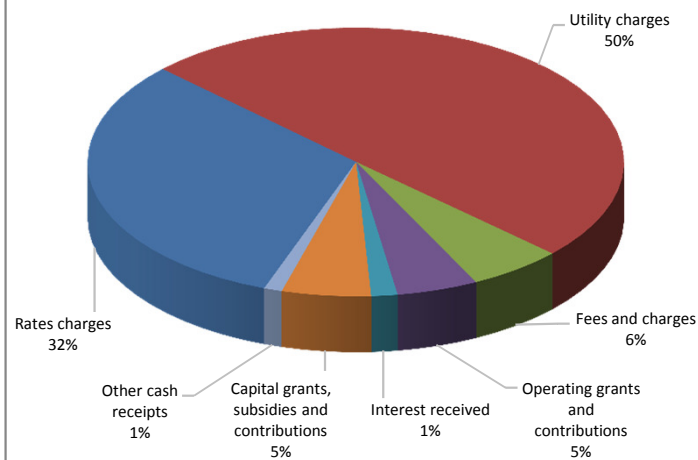


7. STATEMENT OF CASH FLOWS

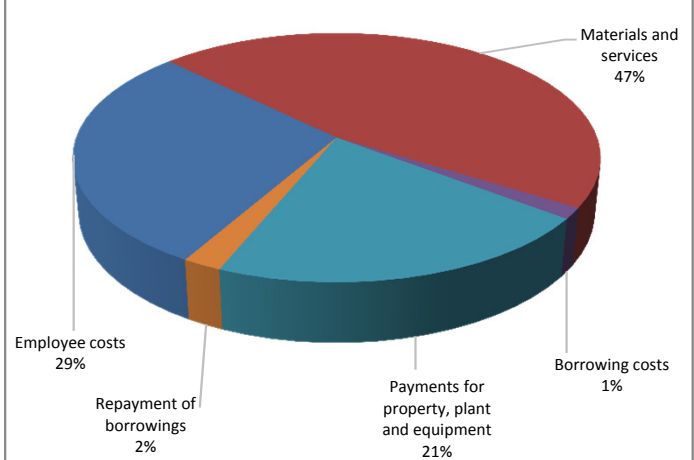
STATEMENT OF CASH FLOWS For the period ending 31 March 2018

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	244,741	244,741	182,302	183,414
Payments to suppliers and employees	(210,402)	(210,527)	(152,718)	(169,179)
	34,340	34,215	29,584	14,235
Interest received	4,361	4,361	3,246	3,268
Rental income	839	839	650	724
Non-capital grants and contributions	9,547	9,547	5,242	10,161
Borrowing costs	(3,175)	(3,175)	(3,175)	(3,187)
Net cash inflow / (outflow) from operating activities	45,912	45,787	35,547	25,201
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(82,005)	(94,815)	(55,219)	(46,822)
Payments for intangible assets	(45)	(45)	(45)	(6)
Proceeds from sale of property, plant and equipment	1,180	1,433	843	689
Capital grants, subsidies and contributions	33,013	33,035	19,484	11,099
Other cash flows from investing activities	2,200	2,200	(3,000)	(2,320)
Net cash inflow / (outflow) from investing activities	(45,656)	(58,192)	(37,937)	(37,360)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	867	867	-	-
Repayment of borrowings	(4,644)	(4,644)	(4,644)	(4,657)
Net cash inflow / (outflow) from financing activities	(3,777)	(3,777)	(4,644)	(4,657)
Net increase / (decrease) in cash held	(3,521)	(16,181)	(7,034)	(16,816)
Cash and cash equivalents at the beginning of the year	137,171	156,415	156,415	156,415
Cash and cash equivalents at the end of the financial year / period	133,650	140,234	149,381	139,599

Cash Funding (actual YTD)



Cash Expenditure (actual YTD)



Total Cash Funding (Actual YTD)	207,035
Total Cash Funding (Annual Revised Budget)	297,023
% of Budget Achieved YTD	70%

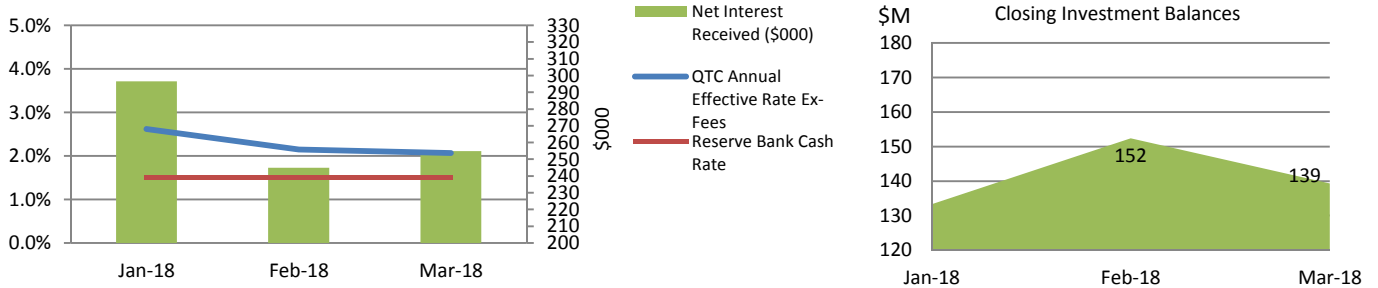
Total Cash Expenditure (Actual YTD)	223,851
Total Cash Expenditure (Annual Revised Budget)	313,204
% of Budget Achieved YTD	71%

The annual revised budgeted balances for 2017/2018 include the changes from the budget carryovers adopted by Council on 23 August 2017. The differences between the carryover budget figures and those published are due to the actual opening balances on 1 July 2017, which are now finalised following end of year accounts finalisation.

8. INVESTMENT & BORROWINGS REPORT

For the period ending 31 March 2018

INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total Investment at End of Month was \$139.26M

All Council investments are currently held in the Capital Guaranteed Cash Fund, which is a fund operated by the Queensland Treasury Corporation (QTC).

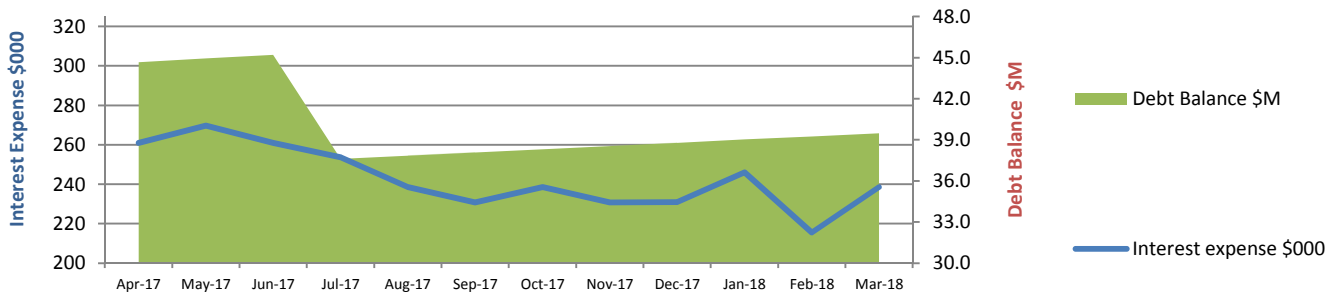
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 1.5% in the August 2016 sitting - this has not changed in subsequent months.

On a daily basis, cash surplus to requirements is deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current annual effective interest rate paid by QTC of 2.07% exceeds the Bloomberg AusBond Bank Bill Index (previously the UBS Bank Bill Index) of 1.74% as at the end of March 2018 in accordance with Corporate POL-3013. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its revised Investment Policy (POL-3013) in May 2017 for the 2017/2018 financial year

BORROWINGS AND BORROWING COSTS



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, the principal debt repayment has been made *annually* in advance for 2017/2018 which will result in the loans being repaid approximately one year earlier.

The debt balance shows a decrease as the Annual Debt Service Payment (ADSP) was made during July 2017. Interest will accrue monthly on a daily balance until next ADSP in July 18 which is reflected in the increasing debt balance. Interest expense for February 2018 shows a decrease due to days in calendar month.

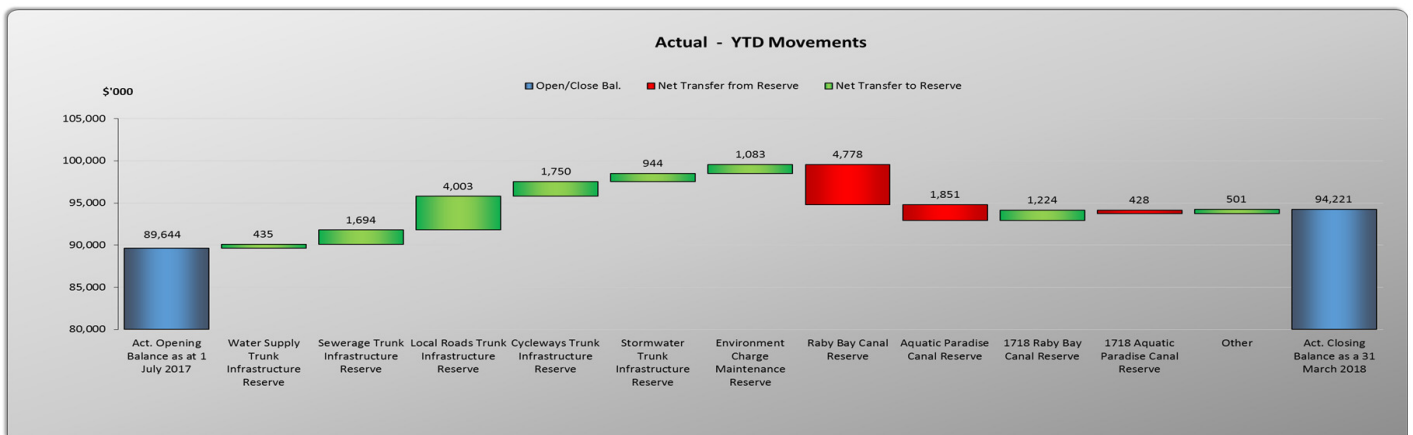
Total Borrowings at End of Month were \$39.48M

General pool allocated to capital works is 99.26% and 0.74% is attributable to RedWaste.

Council adopted its revised Debt Policy (POL-1838) in June 2017 for the 2017/2018 financial year

9. CONSTRAINED CASH RESERVES

Reserves as at 31 March 2018	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	3,075	435	(24)	3,486
Red Art Gallery Commissions & Donations Reserve	4	-	-	4
	3,079	435	(24)	3,490
Constrained Works Reserve:				
Public Parks Trunk Infrastructure Reserve	8,693	2,336	(2,388)	8,641
Land for Community Facilities Trunk Infrastructure Reserve	1,675	368	-	2,043
Water Supply Trunk Infrastructure Reserve	9,478	435	-	9,913
Sewerage Trunk Infrastructure Reserve	6,573	2,198	(504)	8,267
Constrained Works Reserve-Capital Grants & Contributions	1,154	-	(148)	1,006
Local Roads Trunk Infrastructure Reserve	30,570	4,501	(498)	34,573
Cycleways Trunk Infrastructure Reserve	8,343	1,840	(90)	10,093
Stormwater Trunk Infrastructure Reserve	7,553	944	-	8,497
Constrained Works Reserve-Operating Grants & Contributions	2,667	-	(199)	2,468
Tree Planting Reserve	86	30	(39)	77
	76,792	12,652	(3,866)	85,578
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	618	-	(84)	534
Environment Charge Maintenance Reserve	1,387	5,719	(4,636)	2,470
	2,005	5,719	(4,720)	3,004
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	175	(169)	6
SMBI Translink Reserve	(6)	712	(475)	231
	(6)	887	(644)	237
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	4,778	15	(4,793)	-
Aquatic Paradise Canal Reserve	2,592	14	(1,865)	741
Sovereign Waters Lake Reserve	404	4	12	420
1718 Raby Bay Canal Reserve	-	2,097	(873)	1,224
1718 Aquatic Paradise Canal Reserve	-	653	(1,081)	(428)
1718 Sovereign Waters Lake Reserve	-	39	(84)	(45)
	7,774	2,822	(8,684)	1,912
TOTALS	89,644	22,515	(17,938)	94,221
	Closing cash and cash equivalents			139,599
	Reserves as percentage of cash balance			67%



Total Reserves increased by \$1.34M during the month. YTD growth in developer cash contributions totalled \$12.65M with drawdowns of \$3.52M. Increases are predominantly from developments in Cleveland, Victoria Point, Thornlands, Ormiston, Capalaba and Birkdale. YTD growth in other reserves totalled \$9.86M, with drawdowns totalling \$14.42M. \$2.82M of the increase in reserves is attributed to canals and lakes. The process for issuing refunds for the reserve balances quarantined for maintenance and repairs since 2011-12, has been worked through and as at end of March, Council has processed 95% of the refunds. New 2017/2018 canal and lake reserves reflect the current year program for revenue and expenditure. \$1.08M movement in the Environment Charge Maintenance Reserve is associated with the Environment Separate Charge (which is recognised in line with the rating cycle), offset by YTD spending on designated projects.

10. REDLAND WATER STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 31 March 2018

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	105,147	105,147	78,994	79,190	196
Total expenses	59,688	59,688	44,541	43,069	(1,472)
Earnings before interest, tax and depreciation (EBITD)	45,459	45,459	34,453	36,121	1,668
Interest expense	18,265	18,265	13,699	13,699	-
Depreciation	18,457	18,457	13,843	17,382	3,539
Operating surplus / (deficit)	8,737	8,737	6,911	5,040	(1,871)

REDLAND WATER CAPITAL FUNDING STATEMENT For the period ending 31 March 2018

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Capital contributions, donations, grants and subsidies	6,631	6,631	1,864	2,966	1,102
Net transfer (to) / from constrained capital reserves	(3,120)	(3,117)	(3,680)	(2,129)	1,551
Non-cash contributions	3,131	3,131	2,348	-	(2,348)
Funding from utility revenue	4,675	6,186	7,390	3,371	(4,019)
Total sources of capital funding	11,316	12,830	7,922	4,208	(3,714)
Contributed assets	3,131	3,131	2,348	-	(2,348)
Capitalised expenditure	8,185	9,699	5,574	4,208	(1,366)
Total application of capital funds	11,316	12,830	7,922	4,208	(3,714)

11. REDWASTE STATEMENTS

REDWASTE OPERATING STATEMENT For the period ending 31 March 2018

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	24,532	24,532	18,367	19,108	741
Total expenses	17,480	17,480	13,091	14,557	1,466
Earnings before interest, tax and depreciation (EBITD)	7,052	7,052	5,276	4,551	(725)
Interest expense	33	33	25	25	-
Depreciation	307	307	230	124	(106)
Operating surplus / (deficit)	6,712	6,712	5,021	4,402	(619)

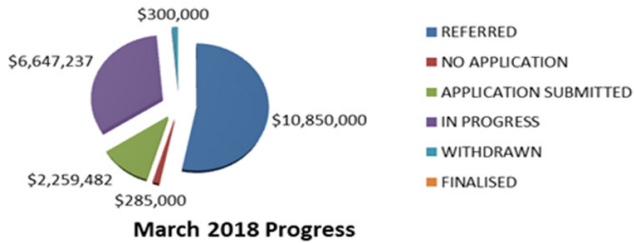
REDWASTE CAPITAL FUNDING STATEMENT For the period ending 31 March 2018

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Non-cash contributions	-	-	-	-	-
Funding from utility revenue	317	333	280	325	45
Total sources of capital funding	317	333	280	325	45
Capitalised expenditure	240	249	188	234	46
Loan redemption	77	83	92	91	(1)
Total application of capital funds	317	333	280	325	45

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

External Funding Summary

Value of External Grant Applications by Status (YTD)



March 2018 Progress

GRANTS REFERRED:

- Applications open for Federal Regional Growth fund, submission is being prepared for Redland Aquatic and Resilience Centre in partnership with Surf Lifesaving Queensland
- Applications open for Maturing the Infrastructure Pipeline Program, 4 separate submissions being prepared for projects requiring strategic planning, business case development and detailed designs
- Submissions also underway for next round of the Indigenous Languages and Arts Program and Skilling Queenslanders for Work Program

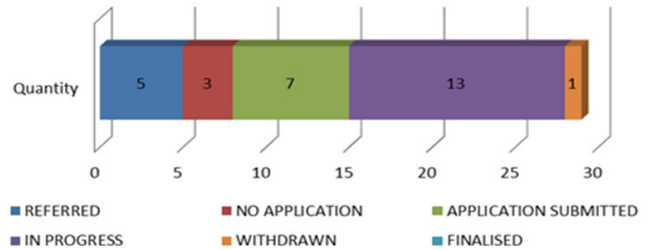
APPLICATION SUBMITTED:

- Applications for Woodlands Drive Culvert Upgrades submitted under Heavy Vehicle and Productivity Program for completion in 2019/2020, \$145,968

UPCOMING GRANTS:

- Natural Disaster Resilience Program due to open shortly, projects ready for application include evacuation centre upgrades and flood warning signs

Number of External Grant Applications by Status (YTD)



Successful Funding Submissions YTD 2017/2018

Environment:

- \$6,977 for revegetation of the Coolwynpin Creek Corridor Koala Refuge under the Nature Refuge Landholder Grant to be completed in late 2017/2018

Roads and Active Transport:

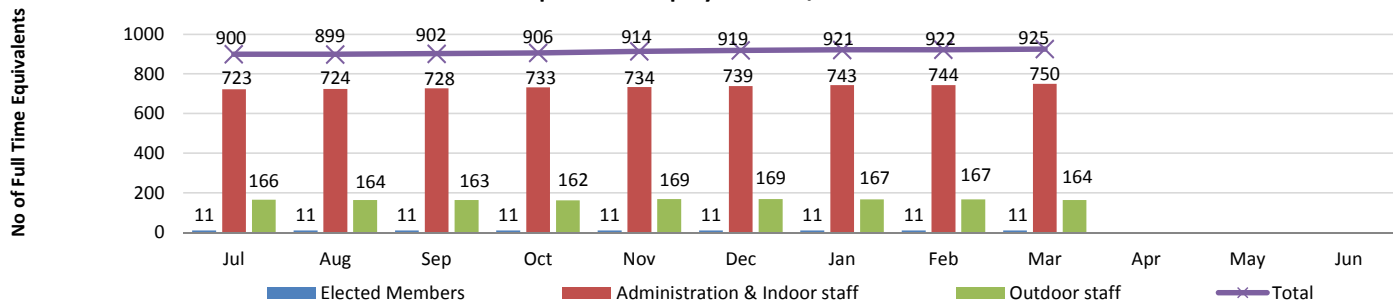
- \$875,000 for two Road Alliance projects to be completed in 2017/2018
- \$456,000 for City wide Bus Shelter Renewals to be completed in 2017/2018

Economic Development:

- \$500,000 between 2017-2019 as part of the Advancing Regional Innovation Program (multiple partners including Logan City Council and Griffith University)
- \$916,137 between 2017-2019 for Indigiscapes Expansion Stage 2 under the Local Government Grants and Subsidies Program

Workforce Reporting

Full Time Equivalent Employees 2017/2018



Workforce reporting - March 2018: Headcount

Department Level	Employee Type							Councillors	Total
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part			
Office of CEO	8	2	32	4	8	1		55	
Organisational Services	6	7	161	14	26	6		220	
Community and Customer Service	26	5	236	68	37	13		385	
Infrastructure and Operations	7	5	301	10	16	2		341	
Elected members							11	11	
Total	47	19	730	96	87	22	11	1012	

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department (excluding agency staff) and does not include a workload weighting. Commencing February 2018 elected members were included in the head count to be consistent with the FTE reporting. It includes casual staff in their non-substantive roles as at the end of the period where relevant. Due to a change in the reporting structure in August 2017, Finance and Legal Services (including Procurement) moved from the Office of CEO to join Organisational Services.

13. GLOSSARY

Key Terms

Written Down Value:

This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.

Work In Progress:

This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.

Definition of Ratios

Operating Surplus Ratio*:

This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes

Net Operating Surplus
Total Operating Revenue

Asset Sustainability Ratio*:

This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out

Capital Expenditure on Replacement of Infrastructure Assets (Renewals)
Depreciation Expenditure on Infrastructure Assets

Net Financial Liabilities*:

This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues

Total Liabilities - Current Assets
Total Operating Revenue

Level of Dependence on General Rate Revenue:

This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)

General Rates - Pensioner Remissions
Total Operating Revenue - Gain on Sale of Developed Land

Current Ratio:

This measures the extent to which Council has liquid assets available to meet short term financial obligations

Current Assets
Current Liabilities

Debt Servicing Ratio:

This indicates Council's ability to meet current debt instalments with recurrent revenue

Interest Expense + Loan Redemption
Total Operating Revenue - Gain on Sale of Developed Land

Cash Balance - \$M:

Cash balance include cash on hand, cash at bank and other short term investments.

Cash Held at Period End

Cash Capacity in Months:

This provides an indication as to the number of months cash held at period end would cover operating cash outflows

Cash Held at Period End
[[Cash Operating Costs + Interest Expense] / Period in Year]

Longer Term Financial Stability - Debt to Asset Ratio:

This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets

Current and Non-current loans
Total Assets

Operating Performance:

This ratio provides an indication of Redland City Council's cash flow capabilities

Net Cash from Operations + Interest Revenue and Expense
Cash Operating Revenue + Interest Revenue

Interest Coverage Ratio:

This ratio demonstrates the extent which operating revenues are being used to meet the financing charges

Net Interest Expense on Debt Service
Total Operating Revenue

* These targets are set to be achieved on average over the longer term and therefore are not necessarily expected to be met on a monthly basis.

11.1.2 CORPORATE POLICY POL-3027 APPLICATION OF WASTEWATER CHARGES POLICY REVIEW

Objective Reference: A2817717
Reports and Attachments (Archives)

Attachments:

1. [POL-3027 Application of Wastewater Charges](#)
2. [POL-3027 Application of Wastewater Charges – Current policy](#)

**Authorising /
Responsible Officer:** Deborah Corbett-Hall
Chief Financial Officer

Report Author: Noela Barton
Finance Manager, Financial Operations

PURPOSE

This report presents to Council for adoption an updated policy for the application of wastewater charges that was prepared from the findings of a review on Corporate Policy POL-3027 Application of Wastewater Charges Policy.

BACKGROUND

Corporate Policy POL-3027 Application of Wastewater Charges Policy (policy) is a former Redland Water policy and this is the first time Financial Services has reviewed the policy. The review date was May 2017 and the review commenced prior to this date.

In November 2017, the Executive Leadership Team was briefed on the progress of the policy review.

ISSUES

The review has found the policy was silent on land developed under a Building Unit Plan (BUP) or Group Title Plan (GTP) and there was no reference in the Head of Power to section 64 of the *Building Units and Group Titles Act 1980*, which sets out how rates and charges are to be applied to lot entitlements under these plans. An inspection of the database revealed that across time, various interpretations of the policy were made that resulted in inconsistent application of the charges.

A physical audit was necessary on non-residential lots (375 lots) within a BUP or GTP to confirm how many pedestals or urinals existed on the common property or within a lot. Due to limited staff resources the Meter Investigation Officer was tasked to undertake the audit, which took several months to complete as it was over and above the daily workload of the officer.

The audit was necessary because of the paperwork system under the *Standard Plumbing and Drainage Regulation 2003* (Regulation). Under this Regulation if the existing sanitary drainage piping is extended, altered, replaced or removed a Form 4 is to be lodged with the Queensland Building and Construction Commission (QBCC). The details on the Form 4 include the name of the responsible person, the name of

the person who carried out the work, the address where the change was made, the completed date, and the notifiable work category. Unfortunately, the Form 4 does not often include whether a pedestal was added or removed. When the work involves additions, removal or alteration to in-ground piping, a Form 1 must be submitted to Council, which does include the number of pedestals. However, if a pedestal was added or removed into a building that requires no change to the existing piping, the work is not notifiable. Therefore, the level of information that Council has available to it when changes are made to pedestals in existing non-residential buildings is not high.

An observation of this exercise is that with the current arrangement under the Regulation, Council's method of applying wastewater charges to non-residential premises by a number of units based on a pedestal count means that in order for the revenue to always reflect the actual count, a physical audit of non-residential premises should be an annual requirement. The alternative method of volumetric charging would be more practical and less administrative for non-residential premises.

The draft policy presented to Council is structured on the premise that administrative officers should not be placed in a position where it is not clear how the wastewater charges are to be applied.

No changes have been made to the number of units charged under the previous policy, however the number of units to be applied for services where the land is part of a BUP or GTP is now clearly articulated, which is in compliance with relevant legislation:

- *Body Corporate and Community Management Act 1997*
- *Building Units and Group Titles Act 1980.*

What will arise is where an incorrect interpretation was applied under the previous policy, this will result in a variation of the amount charged from July 2018.

Under 2017/2018 pricing, a review of properties impacted by this change revealed an overall net variance to the quarterly revenue of \$40.

STRATEGIC IMPLICATIONS

Legislative Requirements

Building Units and Group Titles Act 1980

S.64(1) For all purposes in relation to the making, levying or recovery of rates or charges by a local government pursuant to the *Local Government Act 2009* or the *City of Brisbane Act 2010* in relation to a parcel the following provisions have effect—

(d) where part of a parcel is subject to rates or charges or rates and charges levied by a local government in respect of water supply, sewerage, cleansing or garbage services otherwise than on the basis of value—such rates or charges or rates and charges shall be levied upon the proprietor of each lot, in accordance with such basis or bases as may be adopted by the local government pursuant to the *Local Government Act 2009* or the *City of Brisbane Act 2010*.

S.64(2) However, where a rate or charge cannot be directly related to use of the service within a particular lot, the rate or charge shall be apportioned by the local government between the lots in accordance with the lot entitlements of the respective lots.

Body Corporate and Community Management Act 1997

S.195(2) The owner of a lot included in the scheme is liable for a charge for water, gas, sewerage, cleansing or another utility service supplied to the lot if the charge is—

- a) for a utility service that is separately measured for its supply to the lot; and
- b) separately charged to the lot owner; and
- c) calculated in a way that is unrelated to the value of the land.

S.196(1) This section applies to a community titles scheme if—

- a) there is no practicable way to a utility service provider to measure the extent to which the utility service is supplied to—
 - i) each lot included in the scheme; and
 - ii) if the utility service is also supplied to the common property—the common property; and
- b) the supply of the utility service to scheme land is charged according to usage, and is not charged for on the basis of the value of the land.

S.196(2) A lot owner is liable to the utility service provider for a share of the total amount payable for the provision of the utility service to scheme land.

S.196(3) The share is proportionate to the contribution schedule lot entitlement for the lot.

S.196(13) This section does not apply to a community titles scheme established after 1 January 2008 in relation to a utility service that is water reticulation or supply if devices for separately measuring the supply of water to each lot and the common property are installed on the scheme land—

- a) after 1 January 2008; and
- b) in relation to a compliance request made under the *Plumbing and Drainage Act 2002* after 31 December 2007.

Local Government Regulation 2012

S.99(1) A local government may levy utility charges on any basis the local government considers appropriate.

S.99(2) For example, utility charges may be levied on the basis of any, or any combination, of the following—

- a) the rateable value of land;
- b) the use made of—
 - i) a particular parcel of land; or
 - ii) a particular structure; or
 - iii) a class of land or structure;
- c) any circumstances that are peculiar to the supply of a service to—
 - i) a particular parcel of land; or
 - ii) a particular structure; or
 - iii) class of land or structure.

Risk Management

The review uncovered various interpretations of the policy, which was a direct result of prior policies not including in the Head of Power section 64 of the *Building Units and Group Titles Act 1980*, which sets out how rates and charges are to be applied to lot entitlements under these plans.

The draft policy overcomes this risk by setting out a clear structure of how wastewater charges are to be applied and by including within the Head of Power the *Building Units and Group Titles Act 1980*.

Financial

A risk existed that in updating the policy to ensure compliance with legislation that Council revenue would be impacted.

A physical audit was carried on all non-residential BUP and GTP properties and an assessment was made to determine the variance between what is currently being charged and what will be charged in future. Under 2017/2018 pricing, the overall net variance to the quarterly revenue is \$40.

People

The change to the wastewater charge will take effect from 1 July 2018. Property owners that will incur an increase greater than 25 units will be notified by letter prior to 30 June 2018 of the change that will take effect from 1 July 2018.

Environmental

No environmental impact.

Social

No social impact.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2015-2020 Corporate Plan:

8. Inclusive and ethical governance

8.4 A continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhances internal and external outcomes.

CONSULTATION

Billing Services
Executive Leadership Team

OPTIONS

Option One

That Council resolves to:

1. note the review of corporate policy POL-3027 Application of Wastewater Charges; and
2. adopt the amended corporate policy POL-3027 Application of Wastewater Charges.

Option Two

Council resolves to note the review with no changes to the current policy.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Note the review of corporate policy POL-3027 Application of Wastewater Charges; and**
- 2. Adopt the amended corporate policy POL-3027 Application of Wastewater Charges.**

Application of Wastewater Charges

Head of Power

Section 4(2)(b) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* provides for Redland City Council to deliver water services subject to this Act to customers in their local government area from 1 July 2012.

Section 92 of the *Local Government Act 2009* defines a utility charge as a charge for a service, facility or activity for utility services, one of which is water.

Section 94 of the *Local Government Act 2009* provides that a Council may levy utility charges.

Section 99(1) of the *Local Government Regulation 2012* provides that a Council may levy utility charges on any basis they consider appropriate.

Section 195 and 196 of the *Body Corporate and Community Management Act 1997* provides for the method of application of utility charges for Community Title Scheme land.

Section 64 of the *Building Units and Group Titles Act 1980* provides for the method of application of utility charges for Building Unit and Group Title Scheme land.

Policy Objective

The objective of this policy is to establish the framework for applying the charges determined at the annual budget meeting.

Definitions

Building unit plan (BUP) – exists under the *Building Units and Group Titles Act 1980*. A BUP was created when a building was subdivided in collectively administrated units. This plan type is characterised by a collectively administered subdivision managed by a Body Corporate.

Community Service Organisation – to qualify as a community service organisation, evidence must be received to demonstrate the organisation is a community organisation that meets all the following criteria:

- Is a not-for-profit entity; and
 - It is not carried on for the profit or gain of particular persons and it is prevented, either by its constituent documents or by operation of law, from distributing its assets for the benefit of particular persons either while it is operating or upon winding up.
 - Entity excludes an individual, a partnership, political party, superannuation fund, the Commonwealth or State or a body controlled by the Commonwealth or State, a foreign government or body controlled by a foreign government.
- Has only charitable purposes that are for the public benefit; and
 - To be for a public benefit the purpose must be aimed at achieving a universal or common good, have practical utility and be directed to the benefit of the general community or a sufficient section of the community.
 - Charitable purpose means the advancement of:

CMR Team use only

- health
- education
- social and community welfare, including care, support and protection of children and young people, including the provision of child care services
- religion
- culture
- natural environment
- other purposes beneficial to the community
- Advancement is taken to include protection, maintenance, support, research, improvement or enhancement.
- Does not have a disqualifying purpose.
 - That is the purpose of engaging in, or promoting activities that are unlawful or contrary to public policy or the purpose of promoting or opposing a political party or a candidate for political office.

Community title scheme land – land may be identified as scheme land only if it consists of:

- a) 2 or more lots, and
- b) other land that is common property for a community titles scheme that is not included in point a).

Group title plan (GTP) - existed under the *Building Units and Group Titles Act 1980*. A GTP was created when land was subdivided into collectively administered lots. This plan type is characterised by a collectively administered subdivision managed by a Body Corporate.

Lot or parcel – means a separate, distinct parcel of land created on:

- a) the registration of a plan of subdivision; or
- b) the recording of particulars of an instrument; and
- c) includes a lot under the *Building Units and Group Titles Act 1980*.

Mixed use scheme – lots within a scheme are a mix of residential and non-residential use.

Pedestal – for the purposes of this policy, one urinal is equivalent to one pedestal.

Wastewater – water used by households and businesses that is disposed of through the sewerage network.

Policy Statement

Council is committed to the following:

1. Calculate wastewater charges by sewer units.

The number of sewer units used to calculate the wastewater charge is tabled below:

Land that is not part of a Community Title Scheme, Building Unit Plan or Group Title Plan	Units	Charge Basis
Residential, single unit dwelling	25	Per lot
Multiple residential dwelling lot (attached or separate) <ul style="list-style-type: none"> each dwelling unit 	25	Per dwelling
Non-residential building (other than that included in another category in this policy) <ul style="list-style-type: none"> First pedestal Each additional pedestal 	25 20	Per pedestal Per pedestal
Motels <ul style="list-style-type: none"> first pedestal each additional pedestal 	25 10	Per pedestal Per pedestal
Retirement or Lifestyle Villages / Nursing Homes / Manufactured Homes Village (assessed as one property for the purposes of rating) <ul style="list-style-type: none"> first pedestal each additional pedestal if contained within a hospital or hostel, or communal area each additional pedestal if contained within an individual dwelling unit 	25 20 15	Per pedestal Per pedestal Per dwelling
Sporting and Recreational Clubs/Organisations without poker machines	30	Per lot
Sporting and Recreational Clubs/Organisations with poker machines <ul style="list-style-type: none"> First pedestal Each additional pedestal 	25 20	Per pedestal Per pedestal
Community Service Organisations (assessed as one property or as part of a larger complex) <ul style="list-style-type: none"> Church Hall Presbytery or manse All other 	10 10 25 10	Per church Per hall Per dwelling Per property
School (assessed as one property or as part of a larger complex) <ul style="list-style-type: none"> First pedestal Each additional pedestal 	25 20	Per pedestal Per pedestal
Caravan parks <ul style="list-style-type: none"> Park site not connected to sewer Park site connected to sewer 	10 15	Per site Per site

CMR Team use only

Land that is part of a Building Unit Plan (BUP), Group Title Plan (GTP) or Community Title Scheme (CTS)	Units	Charge Basis
Residential dwelling	25	Per lot
Non-residential – where the service is supplied to a lot within a Scheme <ul style="list-style-type: none"> • First pedestal • Each additional pedestal 	25 20	Per pedestal Per pedestal
Non-residential – where a service is supplied within a scheme but cannot be directly related to a particular lot, the wastewater charge will be apportioned between all lots within the scheme in accordance with the lot entitlements of the respective lots. <ul style="list-style-type: none"> • First pedestal • Each additional pedestal 	25 20	Per pedestal Per pedestal
Mixed Use – where a service has not been directly provided to non-residential lot/s within a scheme and there is no common wastewater service available to the non-residential lot/s within the scheme.	25	Per lot

Land that is vacant where a wastewater connection is available	Units	Charge Basis
Vacant land	25	Per lot

2. The following charging exceptions will apply.

The residential wastewater fixed access charge will be applied on a per lot basis, except where:

(1) Adjoining residential lots in the same ownership name are amalgamated for rating purposes and either:

- the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
- one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
- one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed;

then the Wastewater Fixed Access charge will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged the Wastewater Fixed Access charge on a per lot basis.

(2) The land associated to the property is undeveloped and landlocked, i.e. there is no private or public access or egress to the property.

(3) Wastewater charges will not apply to land identified as having an insurmountable drainage constraint such that it is unlikely a development permit, or permits, would be granted for the construction of a residential or commercial building on the land. This includes some rateable land that has been identified as having significant conservation values. All rateable land identified with insurmountable drainage constraint or conservation values is zoned

CMR Team use only

Conservation Sub-Area CN1, or Open Space on the Southern Moreton Bay Islands, in the Redlands Planning Scheme

(4) Land that:

- a) Cannot be serviced by the wastewater reticulation network because of:
 - i) physical constraints associated to the land; or
 - ii) the land is greater than 25 meters from the reticulated wastewater network and the land owner is unable to meet the requirements of Corporate Policy POL-3059 Wastewater Main Extensions – Request from a Resident; or
 - iii) the land can be served from the reticulated wastewater network but Council has resolved to limit extensions in the area.

Version Information

Version number	Date	Key Changes
3	April 2018	The policy has been rewritten to clearly explain how wastewater is charged and provide definitions. Clarification has been made to the charging of land that is a BUP, GTP, or CTS scheme to comply with legislation and maintain charging consistency across the City.

Application of Wastewater Charges

[Version Information](#)

Head of Power

Section 94 of the *Local Government Act 2009* gives council the power to levy utility charges.

Sections 193 and 195 of the *Body Corporate and Community Management Act 1997* give Council the power to charge utility charges to each owner of each lot.

Water Supply (Safety and Reliability) Act 2008

South-East Queensland Water (Distribution and Retail Restructuring) Act 2009

Policy Objective

The objective of this policy is to establish the framework for applying the charges determined at the annual budget meeting.

Policy Statement

Council is committed to applying the following methodology for the charging of wastewater service charges. These charges are levied against the property owner.

Wastewater charges do not apply to rateable land that has been identified as having an insurmountable drainage constraint such that it is unlikely a development permit, or permits, for the erection of a dwelling house on the land would be granted, including some rateable land that has been identified as having significant conservation values. All rateable land included in this category identified with insurmountable drainage problems or conservation values is zoned Conservation Sub-Area CN1 in the Redlands Planning Scheme.

This category also includes all rateable land on the Southern Moreton Bay Islands that is vacant and has been included within the Open Space zone of the Redlands Planning Scheme.

Wastewater charges do not apply where sewer infrastructure is located greater than 25 meters from property boundary or has physical constraints preventing practical servicing with sewerage to the property.

Charges

1. Pedestal-based wastewater charges

- The methodology for applying wastewater charges is per sewer unit.
- The number of sewer units is determined on a lot and/or pedestal or equivalent pedestal (urinal) basis. For the purpose of this policy, one urinal is equivalent to one pedestal.

Single unit dwelling	Per lot	25 units
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Wastewater charges are applied on a per lot basis except where adjoining lots in the same ownership name are amalgamated for rating purposes and either:

- the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
- one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
- one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed;

then wastewater charges will be applied against such adjoining lots as if they were one lot. All other adjoining lots will be charged wastewater charges on a per lot basis.

Unimproved land

Each lot 25 units

Motels

First pedestal 25 units

Each additional pedestal 10 units

Retirement villages/nursing homes

Under one assessment:

First pedestal: 25 units

Pedestal contained within a hospital or hostel 20 units

Pedestal contained within dwelling units 15 units

Clubs and community service organisations

Clubs with poker machines:

First pedestal 25 units

Each additional pedestal 20 units

Clubs without poker machines 30 units

Community service organisations 10 units

To qualify under this category evidence must be received to demonstrate that the organisation is a community organisation meeting all the following criteria:

- be a not-for-profit entity;
- have only charitable purposes that are for the public benefit;
- not have a disqualifying purpose (the purpose of engaging in, or promoting activities that are unlawful or contrary to public policy or the purpose of promoting or opposing a political party or a candidate for political office *Charities Act 2013*);
- not be an individual, a political party or a government agency.

Examples are churches, Girl Guides, Scouts and Meals on Wheels.

Caravan parks

Per site charges for caravan or camp site not connected to sewer 10 units

Per site charges for caravan or camp site connected to sewer 15 units

Community title schemes

Dwelling unit	25 units
Buildings other than dwelling units:	
First pedestal or lot	25 units
Each additional pedestal	20 units

No direct connection to sewer

Each lot	10 units
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Multiple dwelling properties, non-community title schemes

Each dwelling unit	25 units
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All other buildings or categories not listed above including schools (public and private), shopping centres, hotels, commercial and industrial buildings

First pedestal	25 units
Each additional pedestal	20 units

2. Trade waste charges

Trade waste charges are in addition to other wastewater charges. Trade waste charges comprise a generator charge, and volume and strength charges based on risk. Trade waste charges are calculated in accordance with the **Trade Waste Policy POL-1234**.

3. Application of charges

A property becomes subject to wastewater charges effective from the date that the service is deemed available. Charges will be applied pro rata from that date.

Version Information

Version No.	Date	Key Changes
2	May 2014	<ul style="list-style-type: none">• Inclusion of charging policy for unsewered land or land which cannot be developed.• Inclusion of definition of community service organization.• Removal of detail for Trade Waste charging with transfer to POL-1234.

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11.1.3 FIRE MANAGEMENT REVIEW REPORT UPDATE

Objective Reference:	A2912972 Reports and Attachments (Archives)
Authorising Officer:	Andrew Ross General Counsel
Responsible Officer:	Mike Tait Manager Disaster Planning and Ops
Report Author:	Tedd Irvine Project Officer

PURPOSE

This report provides a progress update on implementing the 56 recommendations from the Queensland Fire and Emergency Service (QFES) Report of July 2017.

BACKGROUND

Following the fires on Macleay and Russell Islands in late 2016, the Training and Emergency Management Unit of QFES was engaged to review the level of fire preparedness across the Redland City area.

Following the review, QFES produced the Fire Review Report which contained 56 recommendations to strengthen community safety across the Redlands.

The 56 recommendations have been divided into six separate categories:

1. Illegal dumping and hoarding
2. Low community resilience and disaster preparedness
3. Emergency response capacity across multiple agencies
4. Maintenance plans and access trails
5. Local Laws and legislation
6. Access to water and fire hydrants

The Council resolution of 18 October 2017 required that a report be provided to Council within six months, on the progress of the implementation.

A working group of 6 operational areas meet monthly and aim to complete the majority of recommendations prior to October 2018.

ISSUES

The progress of the implementation is in summary:

1. In total 30 (54%) of the 56 recommendations are complete or subject to an audit review; with over 40 recommendations substantially progressed.
 2. Fire and Disaster planning information continues to be promoted in the community, with street meet stalls occurring at least monthly across the city, together with simplified information sheets on local laws to increase community resilience and understanding of bushfire hazards.
 3. The 7 day trial of the Island transfer stations continues to receive greater waste volumes and increase opportunity to remove waste.
-

4. A proactive compliance officer is dedicated to the project that has identified over 150 non-compliant properties or land uses, principally related to overgrown property issues that Council is seeking owner cooperation.
5. The 2017 fuel reduction clearing and prescribed burn programs occurred across multiple SMBI and mainland areas. On SMBI there has been the creation and maintenance of 29 Fuel Reduction Zones (FRZ), and 3 prescribed burns on Russell Island since July 2017. In 2018/19 there are proposed to clear 115 new FRZs on SMBI and 32 FRZs on the mainland with 29 prescribed burns across the City, with the creation and expansion of new fire trails. The burn schedule is currently being prepared for publication.
6. Multi agency advocacy has continued in multiple areas, including federally with black spot telecommunications funding and the new State water police marine coordinator to strengthen a coordinated response from all water based services eg Coast Guard, Water Ambulance and Volunteer Marine Rescue.
7. New Evacuation Centre signage has been installed at the Russell and Macleay Island evacuation centres. Additional evacuation centre signage at sites across the mainland and Stradbroke Island will be installed over the next month. The Fire Danger rating signage has been received and will be installed across mainland and island locations over coming months. Island specific emergency signs with directional mapping are expected to be installed by 30 June 2018.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the *Queensland Disaster Management Act 2003*, local government is primarily responsible for taking preventative and preparatory measures to reduce the likelihood and severity of a disaster event occurring and ensure the community, resources and services are able to cope with the effects of an event within their local government area.

Risk Management

The bush fire review offers substantial opportunity to build community resilience and focus efforts on continuous improvement to mitigate bushfire risks.

Financial

The implementation work is occurring within existing financial budgets by re-prioritising workloads and delaying non-essential tasks, noting the implementation program will also form part of the 2018/19 budget process.

People

An internal working group meet monthly and aim to complete the majority of recommendations prior to October 2018 being supported by a project officer and a newly appointed SMBI coordinator.

Environmental

The fire mitigation work is conducted in accordance with cultural heritage requirements and considers environmental and ecological sensitivities.

Social

Some social implications have been identified, including hoarding, dumping, over grown allotments, unapproved structures and land uses, and related public

infrastructure and services have called for a whole of government response with relevant State agencies continuing to be an advocate with a shared objective.

Alignment with Council's Policy and Plans

This report aligns with the following key outcome of the 2015-2020 Corporate Plan:

1. Health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.

CONSULTATION

General Counsel
Group Manager Environment and Regulation
Group Manager City Spaces
Group Manager Water and Waste Operations
Group Manager Communications, Engagement and Tourism
Group Manager Corporate Governance
Group Manager Internal Audit and Risk
Chief Information Officer
Project Officer Disaster Planning and Operations

OPTIONS

The following options are open to Council:

Option One

That Council resolves to note the progress update on implementing the 56 recommendations from the Queensland Fire and Emergency Service (QFES) Report of July 2017 and seek a further update report in October 2018.

Option Two

The Council resolves to request additional information in regard to the progress the progress update on implementing the 56 recommendations from the Queensland Fire and Emergency Service (QFES) Report of July 2017.

OFFICER'S RECOMMENDATION

That Council resolves to note the progress update on implementing the 56 recommendations from the Queensland Fire and Emergency Service (QFES) report of July 2017 and seek a further update report in October 2018.

11.1.4 AMENDED POL-3081 – ABORIGINAL AND TORRES STRAIT ISLANDERS COMMUNITY POLICY

Objective Reference:	A124442 Reports and Attachments (Archives)
Attachment:	<u>POL-3120 Aboriginal and Torres Strait Islanders Community Policy</u>
Authorising Officer:	John Oberhardt General Manager Organisational Services
Responsible Officer:	Glynn Henderson Acting Group Manager Corporate Governance
Report Author:	Kristene Viller Strategy and Governance Project Officer

PURPOSE

This report seeks Council adoption of the amended Indigenous Community Policy, now known as the Aboriginal and Torres Strait Islanders Community Policy. This policy was adopted by Council in October 2008, however requires amendment following the 2011 High Court determinations recognising the Quandamooka People's native title rights and interests along with Council's formal commitments under the Indigenous Land Use Agreement (2011) (ILUA).

BACKGROUND

Corporate Policy POL-3081 Indigenous Community Policy was last presented to Council for adoption prior to the Native Title Determination in 2011 and the signing of the ILUA.

ISSUES

Following Native Title Determination a review of Policy 3081 was undertaken and Action Plan 2018-2020 developed.

The review of the policy found:

- The Head of Power could be strengthened by reference to the ILUA.
- The Policy does not reflect Council's commitments under the ILUA, nor reference the registered prescribed body Corporate – Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).

The Policy presented to Council contains the following amendments:

- The word 'indigenous' has been removed from the policy and replaced with the words 'Aboriginal and Torres Strait Islanders' which is the preferred term as Aboriginal and Torres Strait Islanders are distinct people.
 - An updated Head of Power to reflect the current version of referenced plans, removal of the Native Title Process Agreement 1997 and replace with the ILUA.
 - Policy Statement updated to include the Federal Court of Australia's determination, recognising the Quandamooka People's native title rights and
-

interests over land and waters on and surrounding North Stradbroke Island and some islands in Moreton Bay (FCA 741, Quandamooka People #1 and Quandamooka People #2).

- Consolidation of Council's commitments to 6 statements that will develop and deliver culturally inclusive initiatives.
- Clarification of circumstance when formal acknowledgment of the Traditional Custodians and Welcome to Country is to be made.
- Removal of references to the Quandamooka combined Aboriginal Organisations Forum as the principle mechanism for consultation.
- Inclusion at Statement 1 requires the engagement of established incorporated bodies, forums and businesses.
- Inclusion of references to North Stradbroke Island Economic Transition Strategy and the RCC Indigenous Tourism Plan 2017-2020 and RCC Tourism Strategy and Action Plan (2015-2020).

STRATEGIC IMPLICATIONS

Legislative Requirements

Indigenous Land Use Agreement (ILUA)

Aboriginal Cultural Heritage Act 2003

Native Title Act 1993

Risk Management

This report presents to Council the outcome of a review on Corporate Policy POL-3081 Indigenous Community Policy and in managing risk it presents an amended policy that takes into consideration, equity and social and economic diversity.

Financial

This amendment to the policy will not impact on the organisation financially.

People

The amended policy will continue to provide Council officers with operational framework that ensures the spirit of the ILUA and its commitments can be met.

Environmental

The amended policy will provide Council officers with guidance on the legislative framework for protecting Aboriginal Cultural Heritage.

Social

Amending the policy to reflect correct terminology continues to support Council's commitment to be open, honest and respectful in our relationships with Aboriginal and Torres Strait Islander Peoples.

Alignment with Council's Policy and Plans

The amended policy continues to allow Council to reflect the intent of Council's Corporate Plan 2015-2020 and the ILUA.

CONSULTATION

Council's Corporate Governance Unit has consulted with General Counsel and the Chief Executive's Office in the amendment of this Policy.

OPTIONS**Option One**

That Council resolves to adopt amended POL-3081 Aboriginal and Torres Strait Islanders Community Policy as attached.

Option Two

That Council resolves not to adopt amended POL-3081 Aboriginal and Torres Strait Islanders Community Policy and retain the existing policy.

OFFICER'S RECOMMENDATION

That Council resolves to adopt amended POL-3081 Aboriginal and Torres Strait Islanders Community Policy as attached.

Aboriginal and Torres Strait Islanders Community Policy

Head of Power

This policy supports Council's responsibilities under the Redlands 2030 Community Plan, the Redland City Council Corporate Plan (2015-2020), the Desired Regional Outcomes 6 and 7 of the South East Queensland Regional Plan (2009-2031) and the United Nations Declaration on the Rights of Indigenous People (2007).

Council is also committed to implement the Indigenous Land Use Agreement (ILUA) signed in 2011, which remains a Confidential Agreement between Redland City Council and Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).

Policy Objective

The objective of this policy is to provide a framework for developing and delivering culturally inclusive initiatives to increase understanding, mutual respect and encourage beneficial ventures with and for the Aboriginal and Torres Strait Islander community within Redlands.

Policy Statement

Council acknowledges that the Yoolooburrabee Peoples of Quandamooka Country continue to live on the Traditional Estate (Redlands) for at least 21,000 years. They continue to maintain their connections to country and showcase their cultural identity within the Redlands community.

Council recognises the cultural diversity of Aboriginal and Torres Strait Islanders who live and work within the Redlands. Council pays respect to the generations of community leaders who have contributed significantly to the protection of the environment, community wellbeing and preservation of their history and cultures. Council recognises our neighbours the Turrabul, Jagera, Mulunjarli and Yugambah Aboriginal nations.

Council recognises the Federal Court of Australia's determinations in 2011, noting the Quandamooka People's native title rights and interests over land and waters on and surrounding North Stradbroke Island (NSI), and some Islands in Moreton Bay (FCA 741, Quandamooka People Claim #1 and Quandamooka People Claim #2).

Council is committed to:

1. Establishing and maintaining productive partnerships with Aboriginal and Torres Strait Islander groups, forums and businesses operating within Redlands.
2. Ensuring that Council's relationship with Aboriginal and Torres Strait Islanders is founded within cultural awareness and cultural capability.
3. Observing local cultural protocols at public forums and events and in Council Meetings such as Chambers and ILUA Committee meetings.
4. Increase the awareness of residents and visitors of the significance and value of Aboriginal and Torres Strait Islander cultures to the Redlands.
5. Recognise, protect and conserve traditional Aboriginal cultural values in land, water and natural resources and historical or contemporary Aboriginal values in places.
6. Create a culturally safe working environment within Council, making it a highly valued employer of choice for Aboriginal and Torres Strait Islander people to work.

Related Documents

Redland City Council Corporate Plan (2015-2020)
Redlands 2030 Community Plan
United Nations Declaration of Human Rights (Indigenous) 2007
South East Queensland Regional Plan (2009-2031)
Native Title Act 1993
Aboriginal Cultural Heritage Act 2003
Indigenous Land Use Agreement (ILUA) 2011
Quandamooka Community Plan 2014
North Stradbroke Island Economic Transition Strategy
Cultural Policy POL-2706
Redland City Council Quandamooka Country Indigenous Tourism Plan (2017-2020)
Redland City Tourism Strategy and Action Plan (2015-2020)

Version Information

Version number	Date	Key Changes
2	April 2018	<ul style="list-style-type: none">• “Indigenous” replaced with “Aboriginal and Torres Strait Islanders”• Reference to Indigenous Land Use Agreement (2011) and the 2011 Federal Court determination of FCA 741, Quandamooka People #1 and Quandamooka People #2• Developed a supporting Guideline and Action Plan• Clarification of when formal acknowledgement of the Traditional Custodians and Welcome to Country is to be made• Noted QYAC is the registered prescribed body corporate and principal mechanism for consultation on Native Title and is the Aboriginal Cultural Heritage Registered Body• Engagement with incorporated bodies, forums and businesses• Updated Quandamooka Community Plan (2014)• Reference Regional Outcome 6 and 7 of the South East Queensland Regional Plan (2009-2031)• Reference the North Stradbroke Island Economic Transition Strategy• Reference the RCC Indigenous Tourism Plan 2017-2020• Reference the RCC Tourism Strategy and Action Plan (2015-2020)

11.1.5 REVIEW OF APPOINTMENT OF DEPUTY MAYOR

Objective Reference:	A2952158 Reports and Attachments (Archives)
Authorising Officer:	John Oberhardt General Manager Organisational Services
Responsible Officer:	Glynn Henderson Acting Group Manager Corporate Governance
Report Author:	Marita West Service Manager Strategy and Governance

PURPOSE

The purpose of this report is to:

1. Declare, by resolution, the position of Deputy Mayor of Redland City Council as vacant, in order to enact the Council resolution of 10 May 2017, and
2. To appoint a Councillor to the position of Deputy Mayor of Redland City Council.

BACKGROUND

The Deputy Mayor acts for the Mayor during the absence or temporary incapacity of the Mayor, or a vacancy in the office of Mayor (section 165 *Local Government Act 2009*).

At the Council Meeting held on 10 May 2017, Council resolved to reappoint Cr Wendy Boglary as Deputy Mayor for a period of one year. The one year period concludes on 10 May 2018.

ISSUES

For Council to enact its resolution of 10 May 2017, it must first declare by resolution that the office of Deputy Mayor is vacant. The resolution may be passed only if written notice of the resolution has been given to the Councillors, at least 14 days before the meeting. If a local government declares that the office of Deputy Mayor is vacant, it must immediately appoint another Deputy Mayor from its Councillors.

In accordance with the *Local Government Act 2009*, written notice of the meeting to review and resolve the position of Deputy Mayor of Redland City Council was provided to Councillors on 29 March 2018.

STRATEGIC IMPLICATIONS**Legislative Requirements**

This report is in accordance with Council's resolution to appoint the position of Deputy Mayor for a limited term.

Risk Management

Potential risks are managed by conducting the process in accordance with the requirements of the *Local Government Act 2009*.

Financial

There are no specific financial implications associated with this report.

People

The position of the Deputy Mayor of Redland City Council plays an important role for Councillors and Council officers.

Environmental

There are no specific environmental implications associated with this report.

Social

The position of the Deputy Mayor of Redland City Council plays an important role for Redland's community.

Alignment with Council's Policy and Plans

This report aligns with Council's policy and plans.

CONSULTATION

In preparing this report, consultation has occurred with Chief Executive Officer, General Manager Organisational Services and General Counsel.

OPTIONS**Option One**

That Council resolves as follows:

1. That in accordance with Council's resolution made at the General Meeting on 10 May 2017 that Councillor Wendy Boglary be appointed as Deputy Mayor for a period of one year and in order to conduct a review of the position of Deputy Mayor; Council declares the position of Deputy Mayor of Redland City Council to be vacant; and
2. That Council appoints from its Councillors, a Deputy Mayor of Redland City Council.

Option Two

This is not applicable as it is required under the *Local Government Act 2009*.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **That in accordance with Council's resolution made at the General Meeting on 10 May 2017 that Councillor Wendy Boglary be appointed as Deputy Mayor for a period of one year and in order to conduct a review of the position of Deputy Mayor; Council declares the position of Deputy Mayor of Redland City Council to be vacant; and**
2. **That Council appoints from its Councillors, a Deputy Mayor of Redland City Council.**

11.1.6 NOMINATION OF COUNCILLORS TO ATTEND THE NATIONAL ASSEMBLY 2018

Objective Reference:	A2955915 Reports and Attachments (Archives)
Authorising Officer:	John Oberhardt General Manager Organisational Services
Responsible Officer:	Glynn Henderson Acting Group Manager Corporate Governance
Report Author:	Marita West Service Manager Strategy and Governance

PURPOSE

The purpose of this report is to seek Council's endorsement for attendance by the Mayor and one or more Councillors at the 2018 Australian Local Government Association (ALGA) National General Assembly from Sunday 17 June 2018 to Wednesday 20 June 2018.

BACKGROUND

Each year the ALGA National General Assembly draws delegates from across local government in Australia to debate and vote on significant motions and to listen to the key political and business leaders who address the forum. Council is a member of ALGA and has a strong record of contributing to debate and supporting ALGA in its advocacy efforts for local government across Australia. As a member, Council has full voting rights on the motions that will be debated by delegates.

ISSUES

The 2018 ALGA National General Assembly will be held in Canberra from Sunday 17 June 2018 to Wednesday 20 June 2018. The theme for this year's Assembly is 'Australia's Future – Make it Local'.

The 2018 theme reflects not just the wide scope and importance of Local Government, but its ability to influence and affect fundamental change and improvement at the community level.

A significant number of motions will be put to the Assembly, generating lively, vigorous and constructive debate.

Networking and knowledge sharing will occur through panel discussions and concurrent sessions. Invited and confirmed speakers to address Assembly delegates include:

- The Hon Malcolm Turnbull MP
- The Hon Bill Shorten MP
- The Hon Dr John McVeigh
- Mr Stephen Jones MP

A range of industry and business experts will also address the Assembly.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements pertaining to the ALGA National General Assembly.

Risk Management

There are no specific risk management issues pertaining to the ALGA National General Assembly.

Financial

Budget has been provided for Council to be represented at this Assembly.

The approximate cost for each Councillor to attend the ALGA National General Assembly including travel, accommodation, registration and sundry costs is \$2500.

People

There are no specific people issues pertaining to the ALGA National General Assembly.

Environmental

There are no specific environmental issues pertaining to the ALGA National General Assembly.

Social

There are no specific social issues pertaining to the ALGA National General Assembly.

Alignment with Council's Policy and Plans

Council's Corporate Plan includes a commitment to establish and maintain effective partnerships with local, regional and national organisations and governments to deliver the visions and goals of the community. Attendance at the Assembly supports the achievement of this commitment.

CONSULTATION

No formal consultation has taken place in preparing this report. This is an annual local government forum where Council has traditionally been represented. Attendance at the Assembly will provide the Councillors with opportunities to consult with peers from across Australia.

OPTIONS

Option One

That Council resolves to endorse the Mayor and one or more Councillors to attend the 2018 Australian Local Government Association National General Assembly.

Option Two

That Council resolves to endorse one Councillor to attend the 2018 Australian Local Government Association National General Assembly.

Option Three

That Council resolves to not send any delegates to the 2018 Australian Local Government Association National General Assembly.

OFFICER'S RECOMMENDATION

That Council resolves to endorse the Mayor and one or more Councillors to attend the 2018 Australian Local Government Association National General Assembly.

11.2 COMMUNITY & CUSTOMER SERVICES**11.2.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2, & 3 DEVELOPMENT APPLICATIONS**

Objective Reference:	A2932784 Reports and Attachments (Archives)
Attachment:	<u>Decisions made under delegated authority 04.03.2018 to 17.03.2018</u>
Authorising Officer:	Louise Rusan General Manager Community and Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning and Assessment
Report Author:	Debra Weeks Senior Business Support Officer

PURPOSE

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications only.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 21 June 2017, Council resolved that development assessments be classified into the following four categories:

- Category 1 – minor code and referral agency assessments;
- Category 2 – moderately complex code and impact assessments;
- Category 3 – complex code and impact assessments; and
- Category 4 – major assessments (not included in this report).

The applications detailed in this report have been assessed under:-

Category 1 - Minor code assessable applications, concurrence agency referral, minor operational works and minor compliance works; minor change requests and extension to currency period where the original application was Category 1 procedural delegations for limited and standard planning certificates.

Delegation Level: Chief Executive Officer, General Manager, Group Managers, Service Managers, Team Leaders and Principal Planners as identified in the officer's instrument of delegation.

Category 2 - In addition to Category 1, moderately complex code assessable applications, including operational works and compliance works and impact assessable applications without objecting submissions; other change requests and variation requests where the original application was Category 1, 2, 3 or 4*. Procedural delegations including approval of works on and off maintenance, release of bonds and full planning certificates.

** Provided the requests do not affect the reason(s) for the call in by the Councillor (or that there is agreement from the Councillor that it can be dealt with under delegation).*

Delegation Level: Chief Executive Officer, General Manager, Group Managers and Service Managers as identified in the officer's instrument of delegation.

Category 3 - In addition to Category 1 and 2, applications for code or impact assessment with a higher level of complexity. They may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the planning scheme. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Assessing superseded planning scheme requests and approving a plan of subdivision.

Delegation Level: Chief Executive Officer, General Manager and Group Managers as identified in the officer's instrument of delegation.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 04.03.2018 to 10.03.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU17/0156	Dwelling Lot 212	Sutgold Pty Ltd	48 Station Street Wellington Point QLD 4160	Code Assessment	09/03/2018		Development Permit	1
CAR18/0067	Design & Siting - Road Setback	Apollo Patios Brisbane C/ Fluid Building Approvals	129 Fitzroy Street Cleveland QLD 4163	Referral Agency Response - Planning	05/03/2018		Approved	2
CAR18/0053	Combined Design and Siting and Build Over or Near Underground Infrastructure - Outbuilding	Steve Bartley & Associates Pty Ltd	22 Sternlight Court Cleveland QLD 4163	Referral Agency Response - Planning	02/03/2018		Approved	2
CAR18/0059	Design and Siting - Carport	John R HUNT	11 Rous Court Victoria Point QLD 4165	Referral Agency Response - Planning	09/03/2018		Approved	4
MCU18/0006	Dwelling House	Bay Island Designs	70 Timothy Street Macleay Island QLD 4184	Code Assessment	05/03/2018		Development Permit	5
MCU18/0015	Dwelling house	Applied Building Approvals	19 Bradman Street Russell Island QLD 4184	Code Assessment	06/03/2018		Development Permit	5
CAR18/0044	Design and Siting - Dwelling Extension	Laa Tay License Building Certifier	20 Boundary Street Redland Bay QLD 4165	Referral Agency Response - Planning	09/03/2018		Approved	5
CAR18/0058	Amenity and Aesthetics - Dwelling	GMA Certification Group Pty Ltd	24 Waterside Drive Macleay Island QLD 4184	Referral Agency Response - Planning	05/03/2018		Approved	5

Decisions Made Under Delegated Authority 04.03.2018 to 10.03.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR18/0005	Build Over/near relevant infrastructure - - Patio & Carport	Applied Building Approvals	10 Peart Parade Mount Cotton QLD 4165	Referral Agency Response - Engineering	22/02/2018		Approved	6
CAR18/0050	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	20 Woodhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	06/03/2018		Approved	6
CAR18/0060	Design and Siting - Domestic Outbuilding	Gregory John ADAMS	5 Grevillea Street Redland Bay QLD 4165	Referral Agency Response - Planning	09/03/2018		Approved	6
CAR18/0064	Design and Siting - Dwelling	Suncoast Building Approvals	13 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	07/03/2018		Approved	6
CAR18/0027	Design and Siting - Dwelling	Clarendon Homes Qld C/ - Professional Certification Group	54 Congreve Crescent Thornlands QLD 4164	Referral Agency Response - Planning	27/02/2018		Approved	7
CAR18/0072	Design and Siting - Dwelling	Suncoast Building Approvals	60 Congreve Crescent Thornlands QLD 4164	Referral Agency Response - Planning	05/03/2018		Approved	7
CAR18/0075	Change to Development Approval BWP004208 - Bulk Design and Siting - Dwelling House x76	Andiworth Pty Ltd	76 Kinross Road Thornlands QLD 4164	Minor Change to Approval	06/03/2018		Approved	7

Decisions Made Under Delegated Authority 04.03.2018 to 10.03.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL18/0003	Reconfiguring a Lot - Rearranging Boundaries - 2 into 2 Lots	Wolter Consulting Group	42 Allenby Road Alexandra Hills QLD 4161	Code Assessment	09/03/2018		Development Permit	8
CAR18/0063	Design and Siting - Fence	The Certifier Pty Ltd	177 Redland Bay Road Capalaba QLD 4157	Referral Agency Response - Planning	01/03/2018		Approved	9
CAR18/0066	Design and Siting - Fence	The Certifier Pty Ltd	179 Redland Bay Road Capalaba QLD 4157	Referral Agency Response - Planning	01/03/2018		Approved	9
CAR18/0087	Design and Siting - Carport & Patio	The Certifier Pty Ltd	27 Brosnan Drive Capalaba QLD 4157	Referral Agency Response - Planning	08/03/2018		Approved	9
MCU18/0003	Dwelling House	Building Code Approval Group Pty Ltd	12 Mecoli Court Birkdale QLD 4159	Code Assessment	06/03/2018		Development Permit	10

Decisions Made Under Delegated Authority 04.03.2018 to 10.03.2018

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU17/0071	Community Facility	Gilvear Planning Pty Ltd	10 Cycas Street Russell Island QLD 4184	Impact Assessment	05/03/2018		Development Permit	5
OPW18/0014	Earthworks to facilitate a sport oval	Jones Nicholson	Dundas Street Bushland Refuge 136 Sturgeon Street Ormiston QLD 4160	Code Assessment	05/03/2018		Development Permit	8
MCU18/0004	General Industry Metal Recovery Yard	Malcolm Zordan	12-16 Jones Road Capalaba QLD 4157	Extension to Currency Period	08/03/2018		Development Permit	9

Decisions Made Under Delegated Authority for 11.03.2018 to 17.03.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR18/0054	Design and Siting - Shed	Fluid Approvals	195 Coburg Street West Cleveland QLD 4163	Referral Agency Response - Planning	15/03/2018	NA	Approved	2
CAR18/0071	Design and Siting - Carport	The Certifier Pty Ltd	35 Mergowie Drive Cleveland QLD 4163	Referral Agency Response - Planning	14/03/2018	NA	Approved	2
CAR18/0080	Design and Siting	Professional Certification Group Pty Ltd	15 Condamine Crescent Thornlands QLD 4164	Referral Agency Response - Planning	16/03/2018	NA	Approved	3
CAR18/0091	Design and Siting - Additions	The Certifier Pty Ltd	11 River Gum Close Thornlands QLD 4164	Referral Agency Response - Planning	12/03/2018	NA	Approved	3
CAR18/0068	Design & Siting - Carport	Titan Enterprises (Qld) Pty Ltd	7 Welsby Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	12/03/2018	NA	Approved	4
CAR18/0079	Design and Siting - Carport	Fluid Approvals	62 Link Road Victoria Point QLD 4165	Referral Agency Response - Planning	26/02/2018	NA	Approved	4
CAR18/0048	Amenity and Aesthetics - Dwelling	Bryan HORN	15 Cycas Street Russell Island QLD 4184	Referral Agency Response - Planning	08/03/2018	NA	Approved	5
CAR18/0081	Amenity and Aesthetics	Curlew Homes Pty Ltd	55 Lea-weena Avenue Russell Island QLD 4184	Referral Agency Response - Planning	13/03/2018	NA	Approved	5

Decisions Made Under Delegated Authority for 11.03.2018 to 17.03.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU18/0024	Dwelling House and Carport	Applied Building Approvals	40 Crescent Drive Russell Island QLD 4184	Code Assessment	12/03/2018	NA	Development Permit	5
CAR18/0073	Design & Siting - Dwelling House	Applied Building Approvals	12 Coffea Street Macleay Island QLD 4184	Referral Agency Response - Planning	15/03/2018	NA	Approved	5
RAL18/0015	Change to Development Approval ROL005937 Change Easement ownership from Lot 101 to Lot 103	East Coast Surveys Pty Ltd	28 Wilson Esplanade Redland Bay QLD 4165	Minor Change to Approval	12/03/2018	NA	Approved	5
CAR18/0076	Design and Siting - Shed	Reliable Certification Services	5 Scampi Place Redland Bay QLD 4165	Referral Agency Response - Planning	14/03/2018	NA	Approved	6
CAR17/0265	Design and Siting- Carport	Jason Keith CHRISTENSEN	9 Wimborne Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	05/03/2018	NA	Approved	7
CAR18/0056	Design and Siting - Carport	Fluid Approvals	117 Crotona Road East Alexandra Hills QLD 4161	Referral Agency Response - Planning	14/03/2018	NA	Approved	7
CAR18/0074	Design and Siting - open carport	Applied Building Approvals Jasmine Tea Pty Ltd As Trustee	1 Morden Street Birkdale QLD 4159	Referral Agency Response - Planning	28/02/2018	NA	Approved	8
CAR18/0078	Design and Siting - Dwelling	Cyber Drafting & Design	4 Eagle Street Birkdale QLD 4159	Referral Agency Response - Planning	02/03/2018	NA	Approved	8

Decisions Made Under Delegated Authority for 11.03.2018 to 17.03.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR18/0085	Design and Siting- Roofed Deck	The Certifier Pty Ltd	32 Endeavour Street Capalaba QLD 4157	Referral Agency Response - Planning	12/03/2018	NA	Approved	9
MCU18/0019	Dwelling House and Shed	Craig Sydney LAMBERT	10 Water Lilly Drive Capalaba QLD 4157	Code Assessment	12/03/2018	NA	Development Permit	9
CAR18/0022	Design and Siting - Additions	Fluid Building Approvals	Star Place 4A Zephyr Court Birkdale QLD 4159	Referral Agency Response - Planning	14/02/2018	NA	Approved	10
DBW17/0052	Private Swimming Pool and Fence	Newport Consulting Engineers C/- Professional Certification Group	Star Place 4A Zephyr Court Birkdale QLD 4159	Code Assessment	14/03/2018	NA	Development Permit	10

Decisions Made Under Delegated Authority for 11.03.2018 to 17.03.2018

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU17/0158	Change to Development Approval (MCU013166 Multiple Dwelling x 9)	Curo Property Solutions Platinum Design	18 Bainbridge St, Ormiston QLD 4160	Minor Change to Approval	16/03/2018	NA	Development Permit	1
OPW002220	Operational Works - Shop, Refreshment Establishment, Education Facility (MCU012380)	Sumvista Pty Ltd	625-635 Main Road Wellington Point QLD 4160	SPA - 15 Day Compliance Assessment	12/03/2018	NA	Compliance Certificate Approved	1
MCU013865	Detached Dwelling, Tourist Accommodation (8 rooms) and a Community Use	Santoshi Development Consultants Pty Ltd	77-83 Duncan Road Sheldon QLD 4157	Impact Assessment	14/03/2018	NA	Development Permit	6
MCU17/0129	Recreation Facilities (Indoor - JUMP Swim School)	Jump Swim Schools	42-48 Shore Street West, Ormiston	Code Assessment	15/03/2018	NA	Development Permit	8

11.2.2 PLANNING & ENVIRONMENT COURT MATTERS AS AT 5 APRIL 2018

Objective Reference:	A2935120 Reports and Attachments (Archives)
Authorising Officer:	Louise Rusan General Manager Community and Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning and Assessment
Report Author:	Emma Martin Senior Appeals Planner

PURPOSE

The purpose of this report is for Council to note the current development and planning related appeals and other related matters/proceedings.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

- a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: <http://www.courts.qld.gov.au/esearching/party.asp>
- b) Judgments of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link: <http://www.sclqld.org.au/qjudgment/>

2. Court of Appeal

Information on the process and how to search for a copy of Court of Appeal documents can be found at the Supreme Court (Court of Appeal) website: <http://www.courts.qld.gov.au/courts/court-of-appeal/the-appeal-process>

3. Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)¹

The DILGP provides a Database of Appeals (<http://www.dlg.qld.gov.au/resources/tools/planning-and-environment-court-appeals-database.html>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

- a) A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.

¹ Formerly the Department of Infrastructure, Local Government and Planning (DILGP)

- b) Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.

4. Department of Housing and Public Works (DHPW)

Information on the process and remit of development tribunals can be found at the DHPW website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/default.aspx>

PLANNING & ENVIRONMENT COURT APPEALS

1.	File Number:	Appeal 3641 of 2015 (MCU012812)
Applicant:		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Application Details:		Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 16 September 2015. Trial held 1-3 August 2017. Judgment handed down on 6 November 2017. Appeal allowed subject to finalising conditions. Draft conditions provided to the appellant in December 2017. The next Court review is 11 April 2018.

2.	File Number:	Appeal 4515 of 2017 (ROL006084)
Applicant:		Australian Innovation Centre Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 22 lots and park) at 289-301 Redland Bay Road, Thornlands (Lot 5 on RP14839)
Appeal Details:		Deemed refusal appeal
Current Status:		Appeal filed 23 November 2017. On 31 January 2018 Council solicitors notified the parties that it opposed the proposed development. Mediation was held on 6 March 2018 with a review of the matter scheduled for 27 April 2018.

3.	File Number:	Appeal 339 of 18 (MCU013949)
Applicant:		Hosgood Company 3 Pty Ltd & DPK Injection Pty Ltd
Application Details:		Material Change of Use for a Dual Occupancy at 2 Starkey Street, Wellington Point (Lot 11 on SP284567)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed 30 January 2018. Mediation scheduled for 10 April 2018.
4.	File Number:	Appeal 461 of 2018 (MCU013977)
Applicant:		Robyn Edwards and Ronald Edwards
Application Details:		Material Change of Use for an Undefined Use (Rooming Accommodation) at 41 Ziegenfusz Road, Thornlands (Lot 291 on RP801793)

Appeal Details:	Appeal against Council refusal
Current Status:	Appeal filed 8 February 2018.

5.	File Number:	Appeal 894 of 2018 (MCU013921)
Applicant:		Palacio Property Group Pty Ltd
Application Details:		Infrastructure conversion application relating to the approved Material Change of Use for Multiple Dwellings (22 units) at 4-8 Rachow Street, Thornlands (Lot 5 on SP149013)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed 9 March 2018.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

6.	File Number:	CA11075/17 (MCU013296)
Applicant:		Nerinda Pty Ltd
Application Details:		Preliminary Approval for Material Change of Use for Mixed Use Development and Development Permit for Reconfiguring a Lot (1 into 2 lots) 128-144 Boundary Road, Thornlands (Lot 3 on SP117065)
Appeal Details:		Co-respondent appeal against decision of the P&E Court
Current Status:		Application for leave to appeal filed 23 October 2017. All parties have filed Outlines and these are being reviewed. Hearing has been set down for 30 April 2018.

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

7.	File Number:	CAR17/058
Applicant:		Sean and Jane Carroll
Application Details:		Development application to construct a carport at 22 Sommersea Court, Cleveland (Lot 666 on CP853643)
Appeal Details:		Appeal against Council's Referral Agency response that the application should be refused
Current Status:		Notice of appeal received on 27 November 2017. Tribunal hearing was held on 13 February 2018. Feedback on amended plans was provided to the Tribunal on 23 March 2018. Awaiting Tribunal decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.2.3 EXEMPTION OF CERTAIN PLUMBING WORK FROM THE REQUIREMENT FOR A COMPLIANCE PERMIT

Objective Reference:	A2817636 Reports and Attachments (Archives)
Authorising Officer:	Louise Rusan General Manager Community and Customer Services
Responsible Officer:	Graham Simpson Group Manager Environment and Regulation
Report Author:	Alistair Michell Service Manager Development Control

PURPOSE

The purpose of this report is to seek a resolution of Council to implement a new domestic plumbing assessment procedure for Class 1a buildings (single detached dwellings).

BACKGROUND

The *Plumbing and Drainage Act 2002* requires compliance assessable plumbing or drainage work to have a compliance permit and/or a compliance certificate.

A compliance permit is issued after the plans for the work have been assessed by Council for compliance with the *Standard Plumbing and Drainage Regulation 2003* ("the Regulation"). The compliance permit authorises the work to be carried out and attaches to the land.

Once the work commences, it is required to be inspected at various stages by Council's Plumbing Inspectors for compliance with the Regulation. Upon completion of all work and after a satisfactory final inspection, a compliance certificate is issued by Council. A compliance certificate also attaches to the land.

Recently, the building and plumbing industry has voiced concerns that whilst Council's domestic plumbing approval times generally meet the 20 business days legislative timeframe within the *Plumbing and Drainage Act 2002*, this does not align with the increased demands of businesses operating in the building construction industry.

Additionally, the *Plumbing and Drainage Bill 2018* has recently been introduced to Parliament and removes the option for local governments to require a compliance permit for a Class 1a single detached dwelling. That is, compliance permits will not be required for Class 1a dwellings if the Bill becomes law.

ISSUES

Section 83(2) of the *Plumbing and Drainage Act 2002* allows local governments to specify, by resolution, compliance assessable plumbing and drainage work that will not require a compliance permit to be issued before the work is carried out.

The resolution sought by this report is to remove the requirement to obtain a compliance permit for particular single detached Class 1a dwellings on sewered sites. That is, rather than Council assessing or drawing drainage plans for these

dwellings and issuing a compliance permit, applicants will take responsibility for their plans meeting the provisions of the Regulation (which includes matters such as approximate location of drainage pipes, water pipes, fixtures and Council infrastructure connection points). Applicants would instead only be required to make an application to Council to obtain a 'Notice to Commence Work' in lieu of a compliance permit.

Before a "Notice to Commence Work" is provided to the applicant, Council will check that the work qualifies for the process and fees have been paid.

Council will continue to inspect the constructed works at the required stages before issuing a compliance certificate in the same manner as currently occurs. Part of this inspection process requires the plumber to prepare an as-constructed plan of the completed work which becomes the ultimate drainage plan for the property, provided it is 'generally in accordance' with the submitted house plan.

The resolution will not apply to compliance assessable work associated with a Class 1a dwelling that involves:

- On-site sewerage work;
- Being located on a lot in a Community Titles Scheme or Group Title development; or
- A trade waste permit.

The proposed resolution is intended to streamline approval timeframes and improve customer service standards and relationships with stakeholders by removing the regulatory burden placed on customers carrying out low risk compliance assessable plumbing and drainage work.

The resolution will also transition Council to align with the provisions within the proposed *Plumbing and Drainage Bill 2018* where compliance permits for Class 1A dwellings will no longer exist. The resolution will also ensure that Council is aligned with the way surrounding local governments manage domestic plumbing applications, with Brisbane City Council, Logan City Council, Moreton Bay Regional Council and Gold Coast City Council all having passed the same resolution.

It is proposed that the new process will come into effect on 1 July 2018, to permit the necessary changes to fees and charges and to allow internal procedures to be updated.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 83(2) of the *Plumbing and Drainage Act 2002* requires a resolution of Council to define work for which a compliance permit is not required. Section 83(3) requires Council to give a copy of the resolution to the chief executive responsible for the *Plumbing and Drainage Act 2002* and ensure a copy of the resolution is available for inspection at the local government's public office under the *Local Government Act 2009*.

Risk Management

Any risks attached to Council not assessing domestic plumbing application plans prior to construction is significantly reduced as Council's Plumbing Inspectors will continue to conduct all on-site assessments of the installed plumbing and drainage works at which time any defects can be identified and corrected.

It is a normal practice for plumbers to design their own plumbing onsite which is done by assessing house plans and site constraints. The Council design is not required to be used and after consultation with plumbers it is very common for the Council drawn design to not reach the plumber on site. This makes the design redundant and causes unnecessary delay in the application process.

Furthermore, the ultimate responsibility for the work is with the person who carries it out, with section 82(1) of the *Plumbing and Drainage Act 2002* stating:

“A person who carries out any plumbing or drainage work must ensure the work complies with the Standard Plumbing and Drainage Regulation.”

Council has enforcement powers under the *Plumbing and Drainage Act 2002* to ensure all work is carried out in accordance with the Regulation, however the most likely scenario is that any non-compliance would be identified at the relevant inspection stage and subsequently addressed before the associated certificate (and ultimately the compliance certificate) is issued. It is also an offence to not have a compliance certificate for completed plumbing work.

Financial

A new fee schedule is being developed as part of the 2018/19 Fees and Charges process that will reflect the revised application type, more fairly apportion fees and align Council with surrounding SEQ Councils. The detail of this will be considered as part of Council's budget process for adoption and commencement on 1 July 2018.

The proposed new approval process maintains existing revenue by continuing to charge for applications irrespective of whether a compliance permit is sought. That is, all domestic plumbing applications (on sewerred properties) will attract the same fee whether through the new 'notice to commence' or current 'compliance permit' process. The same fee for both is appropriate on account of additional administrative time associated with the short turnaround times for a 'notice to commence' or the additional assessment time associated with the 'compliance permit' process. A per fixture inspection fee will also apply.

Further, a separate fee will be charged where a customer elects that Council prepare a drainage design on their behalf.

People

There are no impacts on people as a result of the proposed resolution.

Environmental

There are no environmental implications.

Social

There are no social implications.

Alignment with Council's Policy and Plans

The proposed change to the domestic plumbing assessment process aligns with the Wise Planning and Design theme of Council's Corporate Plan 2015-2020 in that it seeks to improve an assessment process consistent with legislation, best practice and community expectations. It contributes towards Council's commitment to *“review and simplify assessment processes to reduce development transaction times and costs.”*

CONSULTATION

Consultation has occurred with the following Groups:

- City Planning and Assessment
- Community and Cultural Services
- Economic Sustainability and Major Projects
- Financial Services

OPTIONS

Option One

That Council resolves that under section 83(2) of the *Plumbing and Drainage Act 2002*, for applications lodged after 1 July 2018, a compliance permit is not required for compliance assessable domestic plumbing and drainage work that:

1. Directly connects to Council's sewerage and water infrastructure;
2. Is to be undertaken for a single detached Class 1a dwelling not located on a lot in a Community Titles Scheme or Group Title development; and
3. Does not involve a trade waste permit.

Option Two

That Council resolves not to make a resolution under section 83(2) of the *Plumbing and Drainage Act 2002* and that all compliance assessable work will continue to require a compliance permit prior to being carried out.

OFFICER'S RECOMMENDATION

That Council resolves that under section 83(2) of the *Plumbing and Drainage Act 2002*, for applications lodged after 1 July 2018, a compliance permit is not required for compliance assessable domestic plumbing and drainage work that:

- 1. Directly connects to Council's sewerage and water infrastructure;**
- 2. Is to be undertaken for a single detached Class 1a dwelling not located on a lot in a Community Titles Scheme or Group Title development; and**
- 3. Does not involve a trade waste permit.**

11.2.4 RAL17/0025 – 97-101 UNWIN ROAD, REDLAND BAY – RECONFIGURING A LOT (1 INTO 9) – SCHEDULE 11 PART 4 PLANNING REGULATION – KOALA HABITAT RECLASSIFICATION

Objective Reference: A2770249
Reports and Attachments (Archives)

Attachments:

1. [State Koala Habitat Mapping](#)
2. [Approved Plan ROL005777](#)
3. [Ecologist Report](#)

Authorising Officer: Louise Rusan
General Manager Community and Customer Service

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Frances Eastall
Planning Officer

PURPOSE

This proposal seeks to amend 97-101 Unwin Road koala habitat classification from High Value Bushland to Low Value Rehabilitation Habitat through a request under Schedule 11 Part 4 of the *Planning Regulation 2017*. It is referred to Council for determination.

BACKGROUND

An application for Reconfiguring a Lot (1 into 9) at 97-101 Unwin Road, Redland Bay, was approved by Council on 05/05/2015. This approval identified nine (9) trees to be retained on the site, as they are covered by the high value bushland habitat or medium value rehabilitation designations for koala habitat. The applicant has now lodged a minor change application seeking the removal of all nine (9) koala habitat trees. As part of this minor change application, the applicant has lodged a request to reclassify the koala habitat from High Value Bushland to Low Value Rehabilitation Habitat under Schedule 11, Part 4 of the *Planning Regulation 2017*.

ISSUES

Site & Locality

The subject site currently contains a dwelling house and ancillary domestic outbuildings and is sparsely vegetated.

The site is located on Unwin Road, though is currently accessed via Redland Bay Road to the south as well. The site generally slopes towards Redland Bay Road and Unwin Road and contains a small dam which currently accommodates natural overland flows.

To the north of the site there are a number of recently constructed subdivisions and to the east is an area of open space as well as other newly constructed housing estates. The site is zoned Urban Residential and contains the Bushland Habitat Overlay; Landslide Hazard Overlay; and Road and Rail Noise Impact Overlay.

Mapping/Aerials

As is shown in Figure 1 below, the State’s Koala Habitat Mapping shows the site being affected by the High Value Bushland (green) and Medium Value Rehabilitation (pink) designations.



Figure 1 – Koala Habitat mapping

Figures 2 – 4 show a photographic montage of the site over the past 20 years. As can be seen, aside from some exotic plantings and a scattering of native species, the site has supported limited vegetation over years.



Figure 2 - 1998 aerial photograph



Figure 3 – 2009 aerial photograph



Figure 4 – 2017 aerial photograph

Assessment

Proposed Changes

The applicant has applied to Council to have the koala habitat reclassified through Schedule 11, Part 4 of the *Planning Regulation 2017* as part of a minor change application. The relevant section states that:

- (1) *This section applies in relation to a development application to which section 4, 5, 6 or 7 applies, if a part of the premises is in a following area (each a koala habitat classification area)—*
 - (a) *a bushland habitat area;*
 - (b) *a rehabilitation habitat area;*
 - (c) *an area of koala habitat value;*

(d) *an area unsuitable for koalas.*

- (2) *The applicant may, in writing, request that the assessment manager decide that, for assessing and deciding the development application, the part is taken to be in a different koala habitat classification area.*
- (3) *The request must be accompanied by a report, prepared by an appropriately qualified person, about the koala habitat value of the part.*

We note that the Regulation does not explicitly state that these requests cannot form part of a change application, it is considered that the process adopted in this instance will have the same effect and will be afforded the same technical assessment as would be given during the original Reconfiguring a Lot application.

The applicant's request outlines that the area of the site identified as High Value Bushland is more characteristic of 'Rehabilitation Habitat' and has provided an ecological report prepared by Queensland Ecologists and other supporting information in support of this request.

The applicant argues that given there is existing 3m high acoustic fencing along the northern boundary and that the subdivision approval for the subject lot has also conditioned the requirement for 3m high acoustic fencing along the southern rear lot boundaries, this will further block access for any possible future habitat corridor to the north.

Officer's response:

In assessing the request it is important to understand how the Regulation describes each of the habitat types. These definitions and an assessment of how the subject area aligns with these classifications is provided below.

Bushland Habitat is defined as land that:

- (i) *is 2ha or more, or less than 2ha but within 50m of bushland; and*
- (ii) *contains mainly forested areas of native vegetation, including areas ranging from closed canopy forest to open woodland; and*
- (iii) *contains a variety of trees of the Eucalyptus genus typically used by koalas for food, shelter, movement or dispersal; and*
- (iv) *is not a plantation forest.*

In response, the site does not contain or form part of a habitat area of 2 hectares or more and the nearest bushland on the northern side of Redland Bay Road is 140m to the north east of the site at 1-9 Leopard Street. The site cannot be described as 'forested areas' as the vegetation over the site is very sparse and not contiguous. There is no closed canopy or vegetation that could be described as open woodland over the site and the few koala habitat trees present in these areas are not in close proximity to each other or other trees on adjoining lots. Whilst there are multiple native species (and numerous exotic) identified over the High Value Bushland areas, only one (1) Eucalyptus species is present and therefore could not be described as a 'variety'.

For these reasons, it is considered that the areas identified as High Value Bushland are in no way characteristic of this habitat type.

The *Planning Regulation 2017* relevantly defines **Rehabilitation Habitat**:

- (i) *is on a lot of 0.5ha or more; and*

- (ii) contains native vegetation as forested areas, scattered trees, areas of grass and bare surfaces; and*
- (iii) contains trees that koalas typically use for food or shelter; and*
- (iv) allows for the movement and dispersal of koalas; and*
- (v) allows for genetic exchange between koalas;*

The site is more than 0.5ha and contains a scattering of trees that koalas typically use for food and shelter which demonstrates consistency with (i) and (iii), however it is not considered to align with (ii). No part of the site can be described as ‘forested areas’ as the vegetation is generally sparse and for the most part is dominated by exotic palms and mango trees. The only area of remotely contiguous native species is in the far western corner of the site where a small number of she-oaks and one large flooded gum are located. This can be described as scattered trees but not forested areas and for this reason the site would not be representative of Rehabilitation Habitat either.

In terms of (iv) and (v), presently there appears to be no barriers to the movement and dispersal of koalas or genetic exchange.

For the site to be described as an area unsuitable for koalas—the part—

- (i) contains mainly bare and impervious surfaces; and*
- (ii) is separated from other areas of koala habitat; and*
- (iii) contains a high level of threats for koalas; and*

(Examples of areas that contain a high level of threats for koalas - areas containing transport infrastructure, industrial areas, major urban centres)

- (iv) is within an area of at least 10,000ha which generally does not contain koalas.*

In evaluating the site, whilst most of it is bare and will eventually contain impervious services (i.e houses, driveways etc), and is separated from other koala habitat, the site is within a 10,000ha area which could potentially contain koalas and would therefore be strictly inconsistent with this description.

It is evident therefore that the site does not strictly align with the ‘generally not suitable’ categorisation.



Figure 4 – View of the edge area looking north from the core area.



Figure 5 – View of the edge area looking west from the core area.

While not meeting all parts of the definition of ‘Rehabilitation Habitat’, it is considered that this is the best fit habitat type for the subject site. It is recommended that the area currently classified as High Value Bushland Habitat on the site be re-classified as Medium Value Rehabilitation Habitat. Any unavoidable clearing of koala habitat will require this habitat to be offset through either replanting or payment of a financial contribution at the applicable rate in accordance with the *Environmental Offsets Act 2014*.

The applicant has requested the area be re-classified as low value in accordance with the Ecologist Report. While Schedule 11 of the *Planning Regulation 2017* does not identify how Council determines the value assigned to the habitat classification, it is important for Council to consider the implications of the assigned value for any subsequent development application assessment against the criteria in Schedule 10 of the Regulation. In this regard, it is noted that offset planting is only required for medium and high value rehabilitation habitat, and not for low value rehabilitation habitat. It is considered appropriate that any unavoidable clearing of koala habitat on the site is offset in accordance with the *Environmental Offsets Act 2014*.

State Referral Agencies

The request does not trigger any referrals.

Public Consultation

The request does not require public notification.

STRATEGIC IMPLICATIONS

Legislative Requirements

The request has been assessed in accordance with the Schedule 11, Part 4 of the *Planning Regulation 2017*.

Risk Management

There are no direct appeal rights to the Planning and Environment Court against a decision to approve or refuse a request under Schedule 11 of the Planning Regulation 2017. However, any party can commence declaratory proceedings to the Court against this decision of Council.

Financial

Any party can commence declaratory proceedings to the Court against this decision of Council. Such proceedings would likely incur legal and court costs.

People

Not applicable. There are no implications for staff.

Environmental

Environmental implications are detailed within the assessment in the “issues” section of this report.

Social

There are no social issues associated with the request.

Alignment with Council's Policy and Plans

The assessment and officer’s recommendation align with Council’s policies and plans as described within the “issues” section of this report.

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

OPTIONS**Option One**

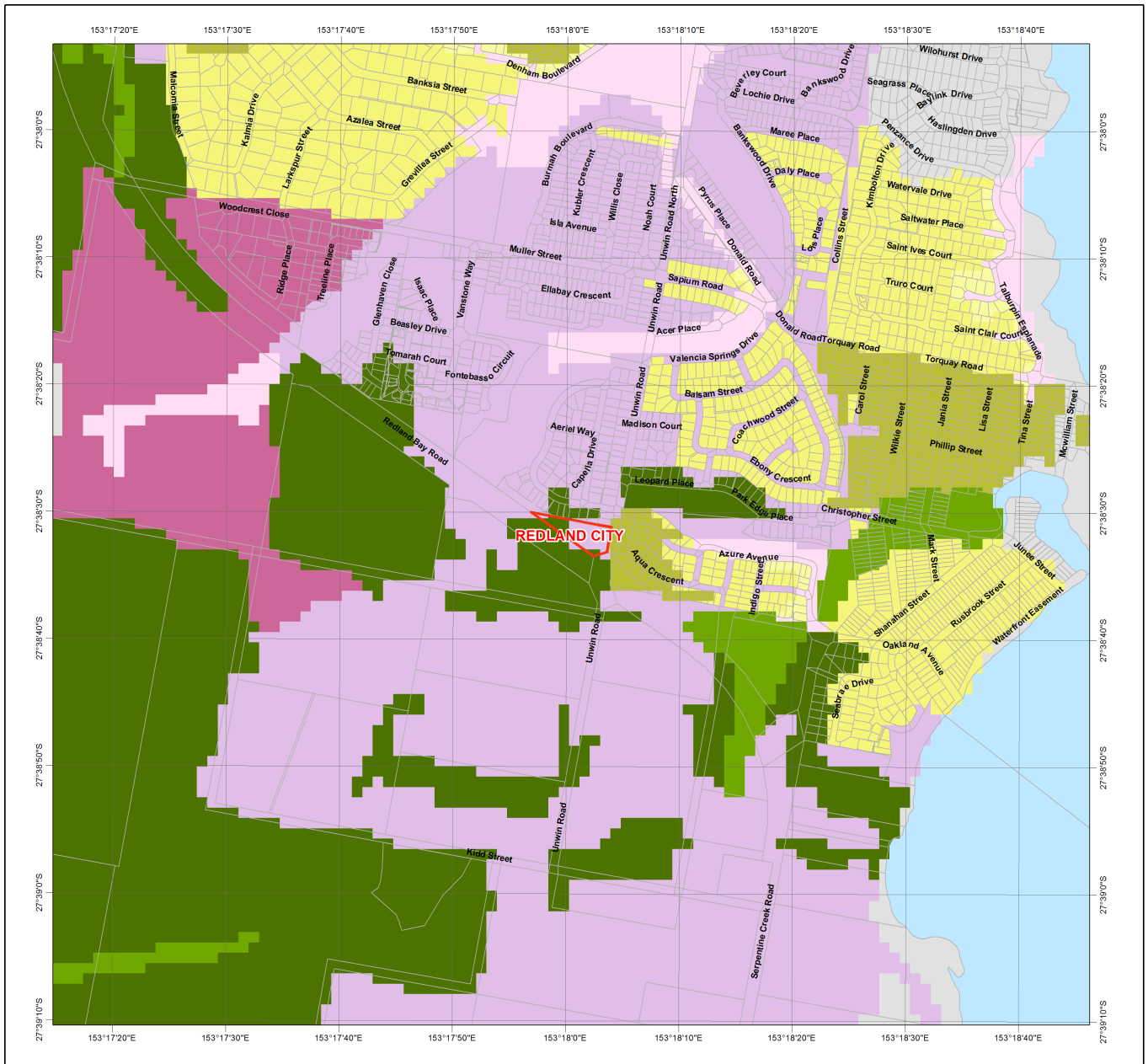
That Council resolves to re-classify the area on 97-101 Unwin Road, Redland Bay identified as High Value Bushland Habitat to Medium Value Rehabilitation Habitat, under Schedule 11, Part 4 of the *Planning Regulation 2017*.

Option Two

That Council resolves to refuse the applicant’s request to re-classify the koala habitat designation on the site (reasons for refusal must be identified).

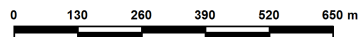
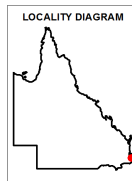
OFFICER’S RECOMMENDATION

That Council resolves to re-classify the area on 97-101 Unwin Road, Redland Bay identified as High Value Bushland Habitat to Medium Value Rehabilitation Habitat, under Schedule 11, Part 4 of the *Planning Regulation 2017*.



Koala Habitat in South East Queensland

- Lot and Plan
- Koala SPP - Habitat Values**
- Bushland Habitat**
- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- Suitable for Rehabilitation**
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- Other Areas of Value**
- High Value Other
- Medium Value Other
- Low Value Other
- Generally not suitable
- Water
- South East Queensland Koala Habitat Values western SEQ**
- Bushland Habitat
- Suitable for rehabilitation
- Other areas of value
- Generally not suitable
- Water
- Cadastral Boundaries
- Local Government Boundaries



This product is projected into GDA 1994 MGA Zone 56

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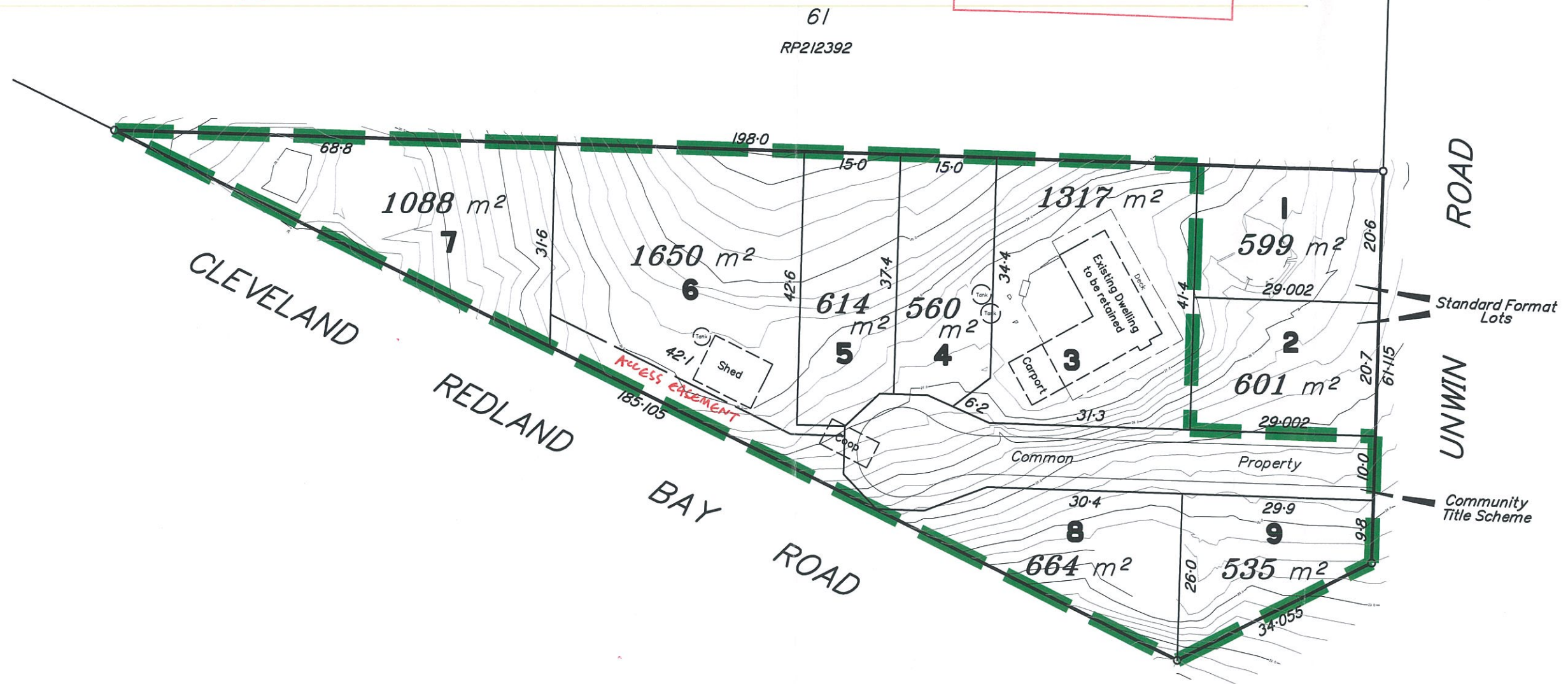
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REDLAND CITY COUNCIL
 Approved Plan
05 MAY 2015
 Application Number *ROL005777*
 See Decision Notice for conditions of approval

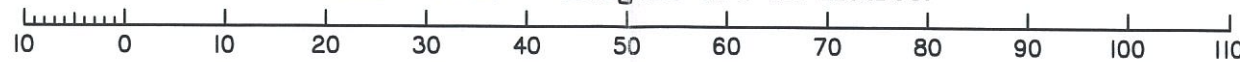
RECEIVED
03 JUL 2014
PLANNING ASSESSMENT



STATISTICS
 Total Area of Subdivision – 8570 m²
 Number of Lots – 9
 Length of New Road – Nil

Scale 1:750 – Lengths are in Metres.

Contour Interval – 0.25m



dts urban planning, surveying & development

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Notes
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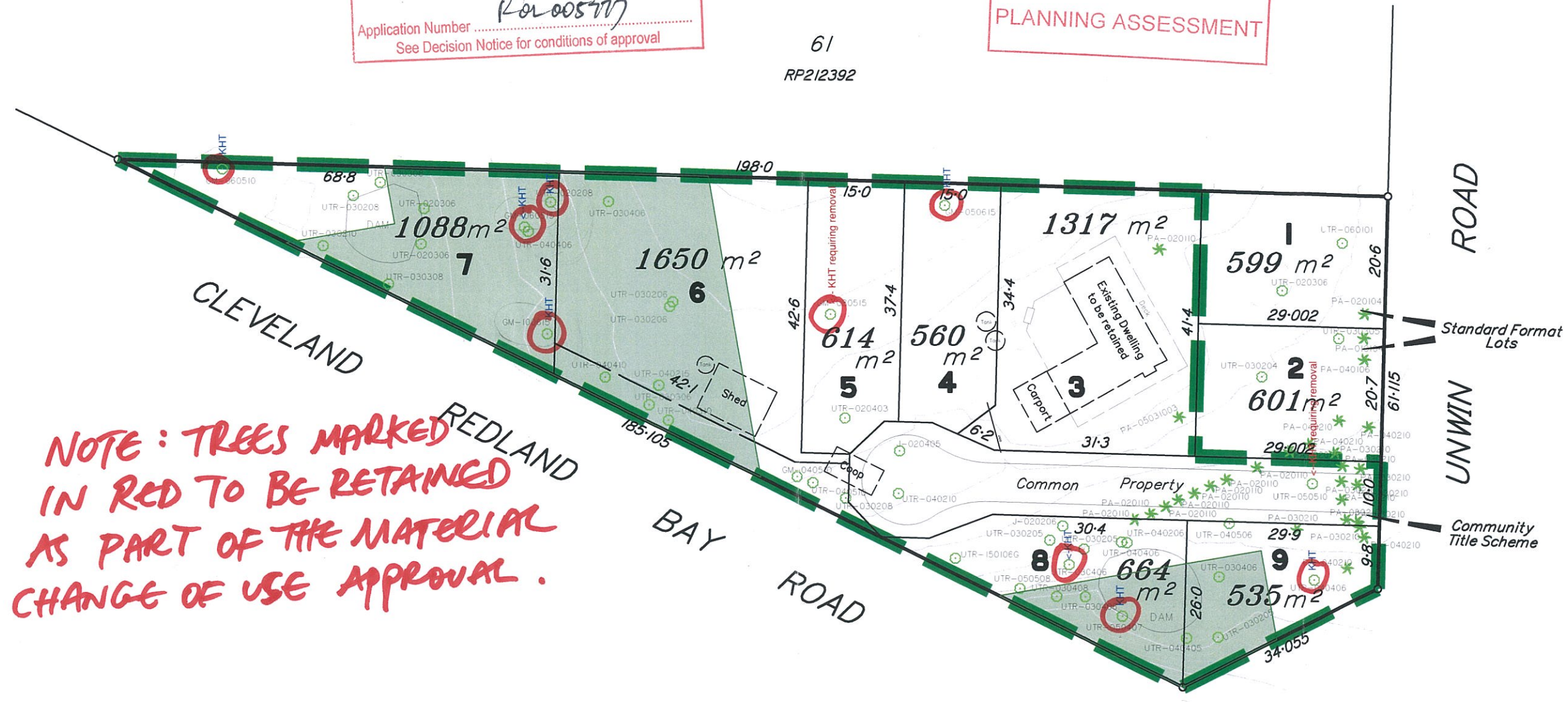
Client:		South Sea's Development Pty Ltd					
Plan of:		PROPOSED SUBDIVISION OF LOTS 1-9 CANCELLING LOT 2 ON RP192656 PARISH OF REDLAND COUNTY OF STANLEY LOCAL AUTHORITY REDLAND CITY COUNCIL					
Scale	Drawn	Design	Date	Drawing File	Project No.	Drawing No.	Rev
1:750	DG	n/a	07/08/2013	A12102P1.dwg	A12102	A3 4189	B

Coding for Trees

- | | | |
|--------------------|---------------------|--|
| SO=Silky Oak | OR =Ornamental Tree | Type of Tree
Dia. of Trunk 0.2m
Radial Spread of
Canopy 3.0m
Height of Tree 8.0m
Group of 5 Trees
Tree Legend |
| FIG=Fig Tree | PA =Palm Tree | |
| GM =Gum Tree | PN =Pine Tree | |
| LE= Leopard Tree | SB =Stringy Bark | |
| IB =Ironbark | TT =Tea Tree | |
| J =Jacaranda | UTR =Unknown Tree | |
| M =Mango Tree | PO=Poiciana Tree | |
| CA =Camphor Laurel | | |

REDLAND CITY COUNCIL
 Approved Plan
05 MAY 2015
Pa 00577
 Application Number
 See Decision Notice for conditions of approval

RECEIVED
03 JUL 2015
PLANNING ASSESSMENT



**NOTE: TREES MARKED
 IN RED TO BE RETAINED
 AS PART OF THE MATERIAL
 CHANGE OF USE APPROVAL.**

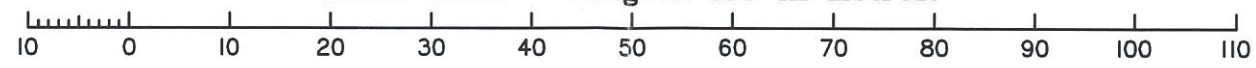
STATISTICS

- Total Area of Subdivision – 8570 m²
- Number of Lots – 9
- Length of New Road – Nil

High Value Bushland

Scale 1:750 – Lengths are in Metres.

Contour Interval – 0.25m



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Notes

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Client:		South Sea's Development Pty Ltd					
Plan of:		PROPOSED SUBDIVISION OF LOTS 1-9 KOALA CONSERVATION OVERLAY PARISH OF REDLAND COUNTY OF STANLEY LOCAL AUTHORITY REDLAND CITY COUNCIL					
Scale	Drawn	Design	Date	Drawing File	Project No.	Drawing No.	Rev
1:750	AA	n/a	17/12/2013	A12102P1.dwg	A12102	A3 4189	C

Queensland Ecologists

6th September 2016

Gary Cross
 Southsea's Developments Pty Ltd
 97 Unwin Road
 Redland Bay QLD 4165
 Via email: garycrossaustralia@gmail.com

Dear Gary,

RE: Koala habitat mapping

Queensland Ecologists were engaged by Southsea's Developments Pty Ltd to review the state Koala habitat mapping for 97 Unwin Road, Redland Bay (Lot 2 RP192656).

Pursuant to Division 9 of the *South East Queensland Koala Conservation – State Planning Regulatory Provisions* (Koala SPRP) it is possible to request that an Assessment Manager, in this case Redland City Council, make a determination that land is of a different Koala habitat type to that shown on the Map of Assessable Development Area Koala Habitat Values. The current mapping shows the property as supporting two areas of High Value Bushland Habitat, with Medium Value Rehabilitation Habitat over the remainder of the property (refer Annexure A).

In recent years considerable development has occurred in the northern adjoining property as shown in Plates 1 & 2 in Annexure B. The northern adjoining property formerly supported a row of planted Koala habitat trees along the common boundary between the two properties plus other naturally occurring and planted Koala habitat trees (refer Excerpt 1 below). These trees offered a tenuous link between a vegetated corridor to the east, and vegetated land on the southern side of Redland Bay Road. The property contributed to this movement corridor in a minor manner. The northern adjoining property has now been cleared to establish a residential estate and none of the trees were retained in the estate (refer Excerpt 2 below). In addition, a large noise barrier has been established along the length of the boundary between the property and the new estate (refer Plates 3 & 4).



Excerpt 1. Nearmap imagery of the property (23 October 2013)



Excerpt 2. Red-e-map imagery of the site (accessed 06/09/16)

With reference to the Koala SPRP habitat definitions, the current mapping of Bushland Habitat¹ at the property is considered to be incorrect for the following reasons.

1. The mapped areas are not characterised by intact contiguous native vegetation, and does not include predominantly forest vegetation ranging from closed canopy to open woodland.
2. The mapped area of bushland habitat is less than 2 hectares in size and the nearest bushland habitat, which is approximately 50m from the property, is located over a heavily used road (i.e. Redland Bay Road).

The habitat type which most accurately reflects the vegetation present at the property (and the property size (i.e. >0.5ha)), is Rehabilitation Habitat². The property supports widely spaced Koala habitat trees with mown grass and bare and sealed surfaces.

With reference to Schedule 2 of the Koala SPRP for 'determining habitat connectivity value for Koala movement', it is relevant to note that the site provides a small pocket of land (i.e. 0.85ha) which is now isolated from other vegetated areas of Koala habitat by the new residential development to the north, existing residential areas to the east, and Redland Bay Road to the south-west. The establishment of the adjoining noise barrier along the properties' northern boundary and the potential additional noise barrier between the property and Redland Bay Road diminishes the ability of Koalas seeking to enter the property.

Given the constraints to Koala movement to and from the property, and the reduced connectivity of the property in the wider landscape, the rehabilitation value of the property is considered to be 'Low'.

We trust the above provides a sufficient evidence to consider an amendment to the current Koala SPRP mapping for Lot 2 RP192656. Should you have any queries regarding this assessment, please don't hesitate to contact the undersigned.

Yours Sincerely,



Karen Schmidt
Senior Ecologist, BSc., CEnvP.
Queensland Ecologists
(07) 3018 7538
Karen@queenslandecologists.com.au

Enclosures Annexure A. Koala SPRP map
 Annexure B. Photographic Plates

¹ Bushland habitat means:

a. an area that is mapped as bushland habitat on the Map of Assessable Development Area Koala Habitat Values; or

b. an area:

i. that is either:

1. greater than two hectares in size; or

2. less than two hectares in size but is within 50 metres of surrounding bushland habitat; and

ii. that is characterised by intact contiguous native vegetation and may include remnant and nonremnant or regrowth vegetation; and

iii. that has a landcover composition of predominantly forest ranging from closed canopy to open woodland; and

iv. that contains an assortment of eucalypt species used by koalas for food, shelter, movement and dispersal; and

v. that is not a plantation forest.

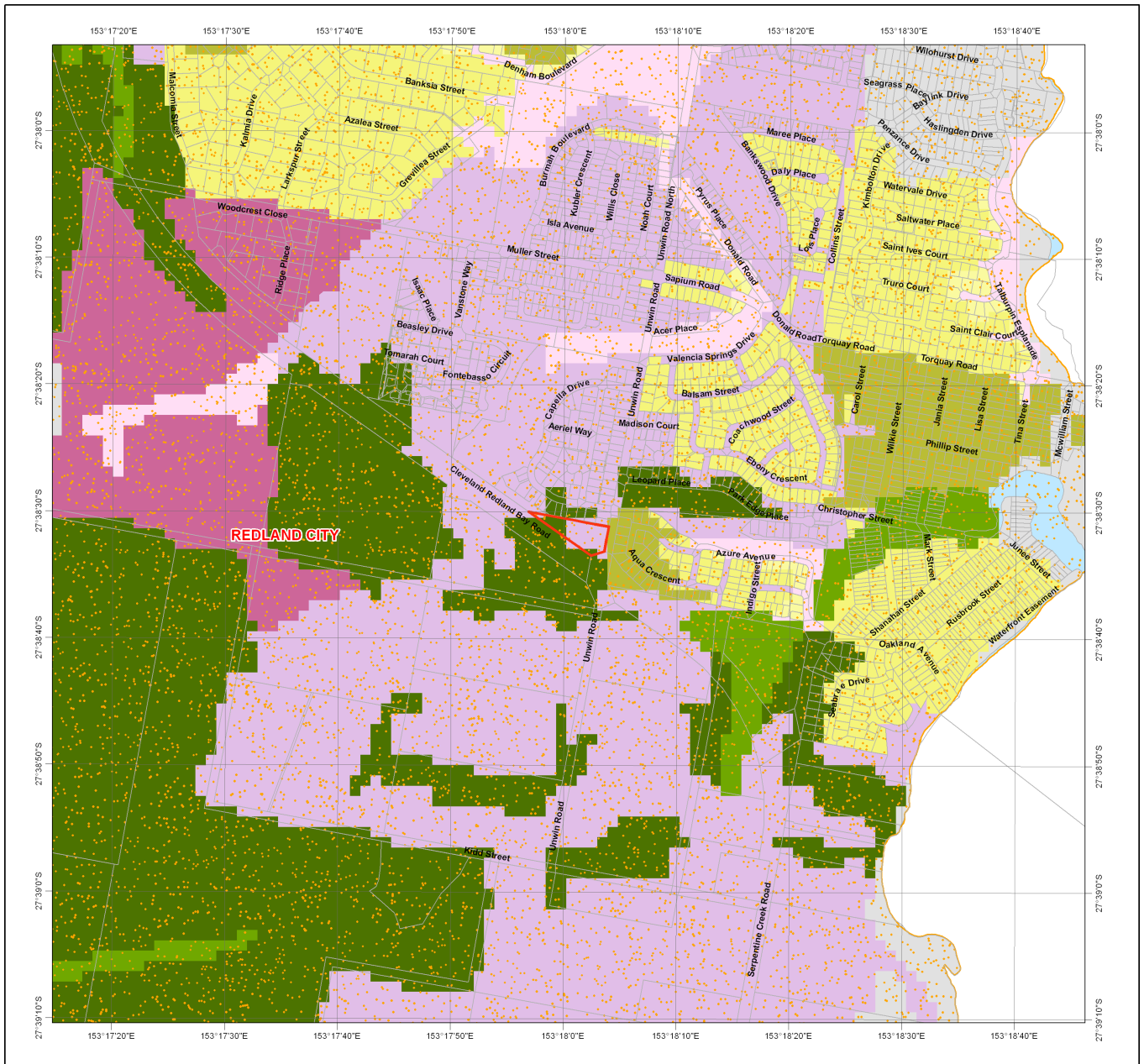
² Rehabilitation habitat is an area that is:

a. mapped as rehabilitation habitat on the Map of Assessable Development Area Koala Habitat Values; or

b. an area of habitat other than intact, contiguous native vegetation on a lot equal to or larger than 0.5 hectares in size that:

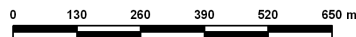
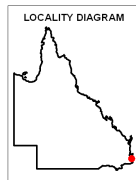
i. has a land cover composition comprising of a mix of forest, scattered trees, grass and bare surfaces; and

ii. provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.



Koala Conservation in South East Queensland State Planning Regulatory Provisions

- Lot and Plan
- Priority Koala Assessable Development Areas
- Koala Assessable Development Areas
- Outside SPRP Koala Assessable Development Areas
- Koala SPRP - Identified Broad-Hectare Areas**
- Koala SPRP - Identified Broad-Hectare Areas
- Koala SPRP - Habitat Values**
- Bushland Habitat**
- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- Suitable for Rehabilitation**
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- Other Areas of Value**
- High Value Other
- Medium Value Other
- Low Value Other
- Generally not suitable
- Water
- Cadastral Boundaries
- Local Government Boundaries



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Based on or contains data provided by the State of Queensland 2010.

Note - These maps are not regulatory. Regulatory maps and requirements can be downloaded from the EHP website. Further information in relation to regulatory requirements for development and planning activities should be sought from the relevant Local Government Authority or the Department of Environment and Heritage Protection.

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Annexure B – Photographic Plates



Plates 1 & 2. Residential estate established on the northern adjoining property.



Plates 3 & 4. Noise barrier established along northern boundary.



Plate 5. Redland Bay Road.

11.2.5 MCU17/0068 – ‘OTHER CHANGE’ TO EXISTING APPROVAL FOR APARTMENT BUILDING AT 54-58 MOUNT COTTON ROAD, CAPALABA**Objective Reference:** A2691280**Reports and Attachments (Archives)****Attachments:**

1. [MCU17/0068 - Locality Map](#)
2. [MCU17/0068 - Aerial Map](#)
3. [MCU17/0068 - Zone Map](#)
4. [MCU17/0068 - Changed Plans](#)
5. [MCU17/0068 - Existing Staging and Elevation Plans](#)

Authorising Officer: Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Justin Leach
Planning Officer

PURPOSE

This application to change the development approval is referred to Council for determination, at the request of the divisional Councillor.

The application involves the following changes to the existing approval:

- Removal of four of the six six-storey buildings (Towers C, D, E & F);
- Design changes to proposed Tower B;
- Addition of 41 multiple dwelling units over three (3) stages; and
- Revised internal layout including internal roads and associated infrastructure.

The key issues identified in the assessment are:

- Building design;
- Density;
- Site layout; and
- Access and services.

The issues described above have been addressed in the report. It is recommended that the changes be approved.

BACKGROUND

- A development permit (MC007336) for a Material Change of Use (MCU) for Multiple Dwellings (52 units) on the land at 56-58 Mount Cotton Road was approved by the Development Assessment Committee on 4 May 2004. This

approval was not implemented and a subsequent development application was lodged on 19 December 2008 for 271 apartment units.

- A decision notice (MC011532) was issued by Council granting a Development Permit on 17 November 2009 for a Material Change of Use for Apartment Buildings (271 units) on land at 54-58 Mount Cotton Road Capalaba. Since then, the following main events have occurred in relation to this approval:
 - A request to change the development approval involving changes to the infrastructure contribution conditions (to require payment prior to final building works approval rather than prior to operational works approval) was approved on 17 November 2010.
 - Endorsement of the survey plan for the amalgamation of lots Lot 25 on SP111409, Lot 13 on SP111409 and Lot 500 on SP235728 was issued on 16 December 2010.
 - Operational Works OPW001889 (for frontage works) and OPW001840 (for internal traffic management) were approved on 9 & 15 September 2015 respectively.
 - A request to change the development approval (in relation to the design of Towers A and B and the access from Mount Cotton Road) and a request to extend relevant period was approved on 31 March 2015.
 - Tower A (stage 1) has been constructed and the use has commenced for 54 apartment units.

ISSUES

Development Proposal & Site Description

Proposal

The applicant has applied to make an 'other change' to the development approval (MC011532) in accordance with s82 of the *Planning Act 2016*. The requested change involves:

- Removal of four of the six six-storey buildings (Towers C, D, E & F);
- Design changes to proposed Tower B (see below for further detail);
- A mix of 98 apartment units and 41 multiple dwellings (the existing approval was for 271 apartment units); and
- A revised internal layout including internal roads and associated infrastructure.

The proposed changes to Tower B include:

- Removing the Person With Disability (PWD) car space and providing an additional 3 resident car spaces within the basement;
- Removal of the refuse room within the basement;
- Addition of a store room and refuse room to the ground floor;
- Addition of visitor car spaces, PWD space and car wash bay to the ground floor;
- Minor changes to the internal layout of Unit Type B2 at each level;
- Minor changes to fire escapes at ground floor;
- Minor addition to Unit Type B3 balcony at Levels 2 to 5;

- Additional articulation provided to southern elevation of Unit Type B1 at Levels 2 to 5; and
- Minor changes to the internal layout of Unit Types B6, B7 and B8 at Levels 2 to 5.

The total number of dwelling units on the subject lot will be 139. The applicant advises that the changes have been made due to current market conditions and the subsequent demand for townhouses. Revised staging boundaries and details are as follows:

Stage	Development Particulars
Stage 1 (completed)	<ul style="list-style-type: none"> • 54 apartments • 54 resident car spaces • 14 visitor car spaces (including 1 PWD)
Stage 2	<ul style="list-style-type: none"> • 44 apartments • 59 resident car spaces • 7 visitor car spaces (including 2 PWD)
Stage 3	<ul style="list-style-type: none"> • 6 multiple dwellings • 12 resident car spaces
Stage 4	<ul style="list-style-type: none"> • 26 multiple dwellings • 26 resident car spaces
Stage 5	<ul style="list-style-type: none"> • 9 multiple dwellings • 16 resident car spaces

The following conditions are required to be amended or deleted as a result of the proposed changes if approved:

	Conditions to be amended	Conditions to be deleted
Development Permit Conditions	1.1, 3.6, 4.1, 4.2, 4.6, 6.1, 7.1, 14.1, 14.2, 14.5, 16.1 and 16.3	2.2, 7.3, 11.1, and 11.2
Conditions Requiring Compliance Assessment	1.4, 1.5vv, 2.16 and 2.19	1.5b

Site

The site contains an existing six-storey apartment building (Tower A), a swimming pool and associated internal access and infrastructure works. The site is relatively flat and is predominantly cleared of vegetation, though some remaining mature trees exist at the eastern end of the site.

Surrounding Area

The Moreton Bay Road corridor adjoins the northern boundary of the site. The actual formed road is located some 70 metres to the north of the site, with the area in between being open land owned by the Department of Transport and Main Roads (DTMR).

The locality is characterised by a mix of dwelling houses and multiple dwellings in close proximity to major road infrastructure, public transport and higher-order commercial services to the north and east. The area is currently in transition to a medium density residential (MDR) area, with the subject site and land to the direct north-west and south-west (sub area MDR1) generally intended for mid-rise development including multiple dwellings, apartment buildings and tourist accommodation development. The area directly to the south is zoned MDR and is generally intended townhouse style development at a lower density to the MDR1 sub-area. In the broader context, the area is within walking distance to Capalaba shopping centres, the Capalaba CBD area and the existing bus station in Redland Bay Road.

Application Assessment

Planning Act 2016

The applicant has applied to make an 'other change' (a change that is not minor) to the development approval (MC011532) in accordance with s82 of the *Planning Act 2016*. In accordance with s82, the following matters apply, only to the extent that matters are relevant to assessing and deciding the change application in the context of the development approval:

- The assessment benchmarks;
- Any matters a referral agency must or may have regard to;
- Matters the assessment must have regards to under s45(3) or (5), being the category of assessment;
- Any other relevant matters under section 45(5)(b), being any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Assessment Benchmarks

The application is code assessable. The assessment was carried out against the relevant assessment benchmarks as described under s26 of the Planning Regulation 2017. This includes the local categorising instrument, being the Redlands Planning Scheme and other categorising instruments including the SEQ Regional Plan 2017, the State Planning Policy and the Local Government Infrastructure Plan. The information provided by the applicant has been assessed against the relevant assessment benchmarks. The assessment is limited to the proposed changes to the approved development. The proposed changes as outlined within the report are considered to comply with the benchmarks.

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031.

State Policy & Regulations

State Policy / Regulation	Applicability to Application
State Planning Policy 2017 (SPP)	Water Quality assessment is triggered under Part E: Interim development assessment requirements of the SPP. The original storm water management assessment was based on full assessment modelling to meet acceptable standards. That design is considered to meet current standards as the proposed development is similar in terms of impervious area. The extent of the impervious area on the site is now 5,117m ² (39.1%) reduced from the existing 5,698.5m ² (43.6%). Therefore a revised assessment is not required.
Infrastructure Charges	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
Koala Habitat Area	Schedule 11 of the Planning Regulation 2017 was not in effect at the time the application was lodged.

State Policy / Regulation	Applicability to Application
	Nonetheless, the site is classified as Low Value Rehabilitation. There are two existing koala habitat trees on the eastern portion of the site. These trees will be required to be removed for future car parking and open space. This is considered acceptable as the site is not suitable for koalas, especially given the surrounding dense urban environment and major road infrastructure.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 7.1.

The application is subject to code assessment and the following codes are applicable to the assessment:

- Medium Density Residential Zone Code;
- Apartment Building Code;
- Multiple Dwelling House Code;
- Access and Parking Code;
- Erosion Prevention and Sediment Control Code;
- Excavation and Fill Code;
- Landscape Code;
- Stormwater Management Code;
- Acid Sulfate Soils Overlay; and
- Road and Rail Noise Impact Overlay.

A complete assessment of the application against the above codes has been undertaken and the proposal is considered to generally comply. The most pertinent parts of this assessment are outlined below.

Consistency of Use and Building Height

Probable Solution P1.3(1) of the Medium Density Residential Zone Code states:

(1) Sub-areas MDR1 and MDR4 sites are utilised for -

(a) multiple dwellings;

(b) apartment buildings;

(c) tourist accommodation - including motel, serviced and holiday rental units.

The existing approved use being Apartment Buildings satisfies the Probable Solution. The proposed change to remove four of the apartment buildings and replace these with Multiple Dwellings also satisfies the Probable Solution.

However, Specific Outcome S1.3(1) of the code identifies the following:

“In sub-areas MDR1 and MDR4 - maximise the efficient use of this land through restricting low-rise detached dwelling types.”

The Redlands Planning Scheme defines a Low-rise building as 1 or 2 storeys in height and a Mid-rise building as 3 to 5 storeys in height. In this regard the approved towers are greater than a mid-rise development under the planning scheme. With respect to the proposed Multiple Dwellings, 8 attached unit blocks are proposed over 3 stages. Buildings T2, T3 and T4 are 3 storey ‘mid-rise’ buildings 9 metres in height, while buildings T1, T5, T6, T7 and T8 are 2 storey, 6.5m in height and considered ‘low-rise’.

While not meeting this specific outcome, it is considered that the proposal achieves Overall Outcome 4.14.7 (a)(iv), as the development maintains an increased density (as detailed in the following section) prescribed for MDR1 zoned land and does not prejudice the intended building height to the south of the site, which is within the MDR zone and intended for townhouse style development. It is key to note that the Overall Outcome seeks to restrict, not forbid, lower density uses subject to site conditions. The proposed change to the development also remains code assessable and is a consistent use for the site. Additionally, while several of the units are considered low-rise they would not be considered as a detached dwelling. The units T6 and T8 also adjoin land zoned as MDR, which is typified by two storey townhouse development. In this regard the proposal allows the development to transition to these existing uses.

Density

Specific Outcome S2.4(3) of the Medium Density Residential Zone code states the following:

“Dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape”.

Further, Specific Outcome S2.4(5) states the following:

“In sub-area MDR1 - densities are increased to maximise opportunities for compact urban housing or tourist accommodation”.

The proposed development has a density calculated as follows:

$$13650\text{m}^2 / 139 \text{ units} = 1 \text{ dwelling unit per } 98\text{m}^2$$

The development site is located completely within the sub-area MDR1, which, as the specific outcomes expresses, is intended to be developed at a suitable density to achieve a compact housing form, considering its mixed-use function. This is to be achieved by maximising density to an extent that does not reduce the provision of landscaping, car parking and open space. In respect to the previous approval, the dwelling unit density is approximately half of that previously approved (1 dwelling unit per 50m²). However, the proposed dwelling density is still above what is provided for in the probable solution for the Medium Density Residential Zone (being 1 dwelling unit per 200m²). The lower dwelling unit density will assist the development in providing a built form transition to the surrounding low-rise townhouse developments, particularly to the south.

As discussed in further sections, the proposed development also provides adequate car parking, landscaping and open space to satisfy other outcomes of the applicable codes. Therefore it is considered that the proposed density complies with Specific Outcome S2.4 of the code.

Site Coverage

The site area, excluding the land dedicated to road (Aramac Court extension) is 13,073m². The Apartment Building Code and Multiple Dwelling Code probable solutions P3 provide for a maximum site coverage of 45% on Medium Density Residential (MDR1) zoned land. The proposal's site coverage is 5,117m², which equates to 39.1%, which meets the deemed to comply solution.

Front Setbacks

Probable Solution P3 of the Multiple Dwelling Code provides for a minimum front setback of 6m. The site has three street frontages; Mount Cotton Road, Moreton Bay Road, and Aramac Court. The proposed Multiple Dwellings front Mount Cotton Road and Aramac Court as follows:

Mount Cotton Road – Buildings T1 and T2 comply with the deemed to comply solution, as they are set back 6.6m and 9m respectively.

Building T4 proposes a front setback of 4.1m OMP (5m to the wall) to Mount Cotton Road, which does not meet Probable Solution P3 of the Multiple Dwelling Code. To comply with Specific Outcome S3 of the Multiple Dwelling Code the layout and design of the development must enhance the built form of the surrounding streetscape. In this case it is considered that the setback to Mount Cotton Road is acceptable as the building design and layout has addressed the relevant criteria. In particular, Building T4 has been designed to address the street frontage, presenting an open balcony and several windows to Mount Cotton Road. Additionally, the ground floor is recessed beneath the upper floors and several building materials have been proposed providing variety and increasing the visual interest of the structure.

Aramac Court – The original approval MC011532 involved the dedication of land for the extension of Aramac Court to form a cul-de-sac head. The building setback measured from the new road reserve is a minimum 3.3m from the western side of Aramac Court and 5.2m to the eastern side of Aramac Court. These buildings being situated at the end of a cul-de-sac will only be subject to traffic associated with the residents and visitors to the development rather than the through traffic along Mount Cotton Road. With regard to the setback to the western side of Aramac Court, the 4m setback to Building T5 has been considered acceptable due to the two storey nature of this townhouse design and the low visual impact this will have on the entrance to the development creating an open nature to the entry from Aramac Court. With regard to the setback to the eastern side of Aramac Court a 4.6m setback to Building T8 is considered acceptable as the structure is located behind the front building line of the neighbouring buildings to the south.

Side Setbacks

Probable Solution P3 of the Multiple Dwelling Code provides for side setbacks as follows:

- 2 metres – where the building height is between 4.5 metres and 7.5 metres; and
- 2 metres plus 0.5 metres for every 3 metres or part thereof by which the building exceeds 7.5 metres.

The site's side boundaries are to the south and east. Building T4 with a height of 9m is set back 3m to the southern side boundary OMP. Additionally, buildings T6 and T8 have a height of less than 7.5m and are setback 4m and 3.2m to the southern side boundary respectively. The structures comply with Probable Solution P3 of the Multiple Dwelling Code.

Visual Privacy

Probable Solution P4(1)(a) of the Multiple Dwelling Code provides that where habitable room windows are located within 6 metres and 45° of an adjoining habitable room window, the windows are screened to protect privacy. The buildings are setback sufficiently from the side boundaries so that no habitable room windows are located within 6 metres of habitable room windows on adjoining sites. All habitable

windows internal to the site are located greater than 6 metres from each other, except for buildings T4 and T5. In this instance there are windows and a balcony on the eastern side of building T4 a single window on the western side of building T5. The window on building T5 is associated with a bathroom on the ground floor, which is non-habitable and as such the proposal complies with the Probable Solution.

Landscaping

Probable Solution P6 of the Multiple Dwelling Code identifies a deemed to comply solution for 15% of the site to be provided as planted/grassed landscaping (in addition to open space requirements). More than 15% of the site is provided as landscaped area, and therefore meets the deemed to comply solution.

Open Space

The proposed change involves replacing several apartment buildings with multiple dwellings. In this regard, the open space provisions in the Multiple Dwelling Code are considered most relevant. Probable solution P7 of the Multiple Dwelling Code identifies a deemed to comply solution of 20% of the site provided as open space (communal and private) at ground level, with 5% of the site provided as communal open space.

The proposal provides approximately 2273m² or 17.4% of the site as ground level open space (communal and private) and 480m² or 3.7% of the site as ground level communal open space (comprising the pool area). This does not meet the deemed to comply solution, and therefore assessment must be undertaken against specific outcome S7 of the Multiple Dwelling Code.

Specific outcome S7 seeks that:

Open space –

- (a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from the main living areas;*
- (b) includes sufficient communal open space areas at ground level that are usable, functional and accessible to the anticipated number of residents;*
- (c) have adequate dimensions to ensure spaces can be used for outdoor living and passive recreation;*
- (d) is situated on a suitable slope to ensure residents can easily move throughout the premise;*
- (e) is capable of receiving sufficient sunlight;*
- (f) is located behind the building frontage, and where above ground level protects the privacy of adjoining and nearby properties.*

The individual private open space areas at ground level are 25m² with minimum 4m dimensions, which meet the deemed to comply solution. While the ground level communal open space does not meet the deemed to comply solution, communal open space needs of apartment building A are supplemented by the rooftop communal open space, which comprises an area of approximately 265m². The space at ground level is considered to be sufficient for the needs of the residents.

Car Parking

Schedule 1 of the Access and Parking Code identifies a deemed to comply solution for car parking as a rate of 1 space per dwelling unit (residents) + 0.25 spaces per dwelling unit (visitors).

This equates to a total of 174 car parking spaces (139 for residents and 35 for visitors). The development provides 202 car parking spaces (166 for residents and 36 for visitors) and a car wash bay and therefore complies with the probable solution. Visitor car parking is provided at ground level not within the secure basements and is line marked as visitor parking only.

Infrastructure Charges**Stage 1**

Paid in full.

Stage 2

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provisions (adopted charges). The total charge applicable to this development is:

Total charge: \$979,613.25

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.3\) August 2016](#).

Notice #001768	
Residential Component	
11 X 3 bedroom residential apartments X \$28,335.90	\$311,694.90
33 X 1-2 bedroom residential apartments X \$20,239.95	\$667,918.35
Demand Credit	
Demand credit applied in Stage 1	Nil
Total Council Charge: \$979,613.25	

Stage 3

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provisions (adopted charges). The total charge applicable to this development is:

Total charge: \$170,015.40

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.3\) August 2016](#).

Notice #001769	
Residential Component	
6 X 3 bedroom residential dwellings X \$28,335.90	\$170,015.40
Demand Credit	
Demand credit applied in Stage 1	Nil
Total Council Charge: \$170,015.40	

Stage 4

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provisions (adopted charges). The total charge applicable to this development is:

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.3\) August 2016](#).

Total charge: \$736,733.40

Notice #001770	
Residential Component	
26 X 3 bedroom residential dwellings X \$28,335.90	\$736,733.40
Demand Credit	
Demand credit applied in Stage 1	Nil
Total Council Charge: \$736,733.40	

Stage 5

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provisions (adopted charges). The total charge applicable to this development is:

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.3\) August 2016](#).

Total charge: \$255,023.10

Notice #001771	
Residential Component	
9 X 3 bedroom residential dwellings X \$28,335.90	\$254,800.80
Demand Credit	
Demand credit applied in Stage 1	Nil
Total Council Charge: \$255,023.10	

Offsets

There are no offsets that apply under Chapter 4 Part 2 of the Planning Act 2016.

Refunds

There are no refunds that apply under Chapter 4 Part 2 of the Planning Act 2016

Any matters a referral agency must or may have regard to

DTMR as the concurrence agency for the application has assessed the matter under s55(2) of the Planning Act 2016.

State Referrals

- **State Assessment & Referral Agency (SARA)**

SARA provided a referral agency response dated 22 December 2017 (Reference No. 1710-2141 SRA) in regards to the request to change the development approval. The Department has provided a response after consulting with DTMR. The Department has no objection to the proposed development subject to changed referral agency conditions in regards to the amended site plan and stormwater control measures.

Public Consultation

The proposed development is Code assessable and did not require public notification.

Deemed Approval

The approval of this application has not been issued under Section 64 of the *Planning Act 2016*.

Matters the assessment must have regards to under s45(3) or (5), being the category of assessment

The assessment must have regard to the matters described under s27 of the Planning Regulation 2017. In this instance, the assessment has been made in regards to the existing development approval on the premises.

Any other relevant matters under section 45(5)(b), being any other relevant matter, other than a person's personal circumstances, financial or otherwise

The application is not impact assessable and s45(5)(b) does not apply. As such, no other matters have been considered as a part of the assessment.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the *Sustainable Planning Act 2009* this development application has been assessed against the Redlands Planning Scheme V7.1 and other relevant planning instruments.

Risk Management

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse.

Financial

If approved, Council will collect infrastructure contributions in accordance with the Council's Adopted Infrastructure Charges Resolution.

If the development is refused, there is potential that an appeal will be lodged and subsequent legal costs may apply.

People

There are no implications for staff.

Environmental

Environmental implications are detailed within the assessment in the "Issues" section of this report.

Social

Social implications are detailed within the assessment in the "Issues" section of this report.

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the "Issues" section of this report.

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to comply with the instruments as outlined in the report. Having due regard to the applicant's proposal, it is recommended that the change application be approved, subject to conditions.

Option One

That Council resolves to adopt the officer's recommendation and approve the change application subject to conditions.

Option Two

That Council resolves to approve the change application subject to different conditions.

Option Three

That Council resolves to refuse the application.

OFFICER'S RECOMMENDATION

That Council resolves to approve the change application for the Material Change of Use for Apartment Buildings (98 units) and Multiple Dwellings (41 units) located at 54-58 Mount Cotton Road, Capalaba subject to the following conditions.

- a) **Development Permit Conditions 1.1, 3.6, 4.1, 4.2, 4.6, 6.1, 7.1, 14.1, 14.2, 14.5, 16.1 and 16.3 are amended;**
- b) **Development Permit Conditions 2.2, 7.3, 11.1, 11.2 are deleted;**
- c) **Conditions Requiring Compliance Assessment 1.4, 1.5vv, 2.16 and 2.19 are amended; and**
- d) **All other conditions remain unchanged.**

Amended Development Permit Conditions:

1. Approved Plans and Documents

1.1 The approved plans and/or documents for this development approval are listed in the following table:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Date Received by Council</i>
<i>DA-01/F</i>	<i>Site Plan (Overall Layout)</i>	<i>Heran Building Group</i>	<i>22/02/2018</i>
<i>DA-02/E</i>	<i>Communal Open Space</i>	<i>Heran Building Group</i>	<i>22/02/2018</i>
<i>DA-03/E</i>	<i>Private Open Space</i>	<i>Heran Building Group</i>	<i>22/02/2018</i>
<i>DA-04/E</i>	<i>Staging Plan</i>	<i>Heran Building</i>	<i>22/02/2018</i>

Plan/Document Number	Plan/Document Title	Prepared by	Date Received by Council
		Group	
DA-05/E	Waste Management Plan	Heran Building Group	22/02/2018
DA-06/E	Landscape Plan	Heran Building Group	22/02/2018
DA-07/F	Site Cover Plan	Heran Building Group	22/02/2018
SK.101	Civil Siteworks	DEQ Design Engineers Queensland	16/01/2018
SK.102	Civil Siteworks	DEQ Design Engineers Queensland	16/01/2018
LP-00	Cover Sheet and Notes	Wolter Consulting Group	24/11/2017
LP-01	Landscape Context Plan Part 1 of 2	Wolter Consulting Group	24/11/2017
LP-02	Landscape Context Plan Part 2 of 2	Wolter Consulting Group	24/11/2017
LD-01	Landscape Details Planting & Edges	Wolter Consulting Group	24/11/2017
LD-02	Planting Palette (as amended in red)	Wolter Consulting Group	24/11/2017
DA-08/F	Mt Cotton Rd Streetscape	Heran Building Group	22/02/2018
DA-09/B	Aramac Crt Streetscape	Heran Building Group	22/02/2018
DA-10/B	Aramac Crt Streetscape	Heran Building Group	22/02/2018
DA11/D	DA Floor Plans T1 Northport	Heran Building Group	22/02/2018
DA12/D	DA Elevations T1 Northport	Heran Building Group	22/02/2018
DA13/C	DA Sheet T3 Rhodes	Heran Building Group	19/02/2018
DA13A/C	DA Sheet T2 Rhodes	Heran Building Group	19/02/2018
DA14/D	DA Plans T4 Rhodes	Heran Building Group	22/02/2018
DA15/D	Elevations T4 Rhodes	Heran Building Group	22/02/2018
DA16	DA Sheet T5 Ashmore	Heran Building Group	23/10/2017
DA17/B	DA Sheet T6 Monterey (as amended in red)	Heran Building Group	23/10/2017
DA18/A	DA Sheet T7 Ashmore	Heran Building Group	23/10/2017

Plan/Document Number	Plan/Document Title	Prepared by	Date Received by Council
<i>DA19/B</i>	<i>DA Plans T8 Northport (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA20/B</i>	<i>DA Elevations T8 Northport (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-21/B</i>	<i>Site Plan and Area Schedules</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-22/B</i>	<i>Basement – Floor Plan Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-23/D</i>	<i>Level 1 - Floor Plan Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>16/01/2018</i>
<i>DA-24/B</i>	<i>Level 2 - Floor Plan Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-25/B</i>	<i>Level 3 - Floor Plan Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-26/B</i>	<i>Level 4 - Floor Plan Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-27/B</i>	<i>Level 5 - Floor Plan Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-28/B</i>	<i>Level 6 - Floor Plan Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-29/B</i>	<i>Roof Level – Floor Plan Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-30/B</i>	<i>North Elevation Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-31/B</i>	<i>East Elevation Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-32/B</i>	<i>South Elevation Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-33/B</i>	<i>West Elevation Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-34/B</i>	<i>Section A Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-35/B</i>	<i>Section B & C Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DA-36/B</i>	<i>Section D Tower B (as amended in red)</i>	<i>Heran Building Group</i>	<i>23/10/2017</i>
<i>DD- A001</i>	<i>Site Plan</i>	<i>Heran Building Group Pty Ltd</i>	<i>24 November 2014</i>
<i>14BRT0474-01 (Rev</i>	<i>Preliminary Functional</i>	<i>TTM Consulting Pty</i>	<i>24 November 2014</i>

Plan/Document Number	Plan/Document Title	Prepared by	Date Received by Council
<i>F dated 4/9/2014)</i>	<i>Design</i>	<i>Ltd</i>	
<i>CD- A1.01</i>	<i>Site Locality and Masterplan Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- A2.01</i>	<i>Basement Floor Plan Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- A2.02</i>	<i>Ground Floor Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- A2.03</i>	<i>Level 1 Floor Plan Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- A2.04</i>	<i>Level 2 Floor Plan Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- A2.05</i>	<i>Level 3 Floor Plan Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- A2.06</i>	<i>Level 4 Floor Plan Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- A2.07</i>	<i>Level 5 Floor Plan Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>CD- A3.01</i>	<i>North Elevation With Screen Building A (as amended by Council)</i>	<i>Heran Building Group Pty Ltd</i>	<i>04 March 2015</i>
<i>CD- A3.02</i>	<i>East Elevation Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>CD- A3.03</i>	<i>South Elevation Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>CD- A3.04</i>	<i>West Elevation Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>CD- A4.01</i>	<i>Section A Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>CD- A4.02</i>	<i>Section B and C Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>CD- A4.03</i>	<i>Section D and E Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>CD- A10.01</i>	<i>Perspective View 1 Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>CD- A10.03</i>	<i>Perspective View 3 Tower A</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- B0.02</i>	<i>Site Plan Tower B</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- B1.01</i>	<i>Basement Floor Plan Tower B</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- B1.02</i>	<i>Ground Floor Plan Tower B</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- B1.03</i>	<i>Level 1 Floor Plan Tower B</i>	<i>Heran Building Group Pty Ltd</i>	<i>15 July 2014</i>
<i>DD- B1.04</i>	<i>Level 2 Floor Plan Tower</i>	<i>Heran Building</i>	<i>15 July 2014</i>

Plan/Document Number	Plan/Document Title	Prepared by	Date Received by Council
	B	Group Pty Ltd	
DD- B1.05	Level 3 Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
DD- B1.06	Level 4 Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
DD- B1.07	Level 5 Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B3.01	East Elevation Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B3.01	North Elevation With Screen Building B (as amended by Council)	Heran Building Group Pty Ltd	04 March 2015
CD- B3.03	South Elevation Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B3.04	West Elevation Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B2.01	Building Section A Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B2.02	Section B and C Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B2.03	Section D and E Tower B	Heran Building Group Pty Ltd	15 July 2014
LS AREA	Site Landscape Area Plan	Heran Building Group Pty Ltd	05 March 2015
DA-SH1 Issue DA3 (amended in red)	Site	ThinkTank Architects	09/09/2009
DA-SH2 Issue DA3 (amended in red)	Basement	ThinkTank Architects	09/09/2009
DA-SH3 Issue DA3 (amended in red)	Ground	ThinkTank Architects	09/09/2009
DA-SH4 Issue DA3 (amended in red)	Level-1	ThinkTank Architects	09/09/2009
DA-SH5 Issue DA3 (amended in red)	Level-2	ThinkTank Architects	09/09/2009
DA-SH6 Issue DA3 (amended in red)	Level-3	ThinkTank Architects	09/09/2009
DA-SH7 Issue DA3 (amended in red)	Level-4	ThinkTank Architects	09/09/2009

Plan/Document Number	Plan/Document Title	Prepared by	Date Received by Council
DA-SH8 Issue DA3 (amended in red)	Level-5	ThinkTank Architects	09/09/2009
DA-SH9 Issue DA3 (amended in red)	Roof Plan	ThinkTank Architects	09/09/2009
DA-SH10 Issue DA3	Apartment Types	ThinkTank Architects	09/09/2009
DA-SH11 Issue DA3	Apartment Types	ThinkTank Architects	09/09/2009
DA-SH12 Issue DA3	Stages	ThinkTank Architects	09/09/2009
DA-SH16 Issue DA3	Street Elevations	ThinkTank Architects	09/09/2009
DA-SH17 Issue DA3	Elevations	ThinkTank Architects	09/09/2009
DA-SH18 Issue DA3	Sections-1	ThinkTank Architects	09/09/2009
DA-SH19 Issue DA3	Sections-2	ThinkTank Architects	09/09/2009
DA-SH25 Issue DA3	Details	ThinkTank Architects	09/09/2009
DA-SH27 Issue DA3	Tower A	ThinkTank Architects	09/09/2009
DA-SH28 Issue DA3	Tower B	ThinkTank Architects	09/09/2009
DA-SH29 Issue DA3	Tower C	ThinkTank Architects	09/09/2009
DA-SH30 Issue DA3	Tower D	ThinkTank Architects	09/09/2009
DA-SH31 Issue DA3	Tower E	ThinkTank Architects	09/09/2009
DA-SH32 Issue DA3	Tower F	ThinkTank Architects	09/09/2009
Figure 3	Planting Theme	Butler & Webb	17/06/2009
Figure 4 Rev B (amended in red)	Pedestrian Circulation Plan	Butler & Webb	17/06/2009
Figure 5 Rev B (amended in red)	Pedestrian Circulation Plan	Butler & Webb	17/06/2009
Figure 6 Rev B (amended in red)	Advanced Tree Plan	Butler & Webb	17/06/2009
Figure 7 Rev B (amended in red)	Landscape Concept Plan	Butler & Webb	17/06/2009
Figure 8 Rev B (amended in red)	Mt Cotton Rd Access Plan	Butler & Webb	17/06/2009
Figure 9 Rev A	Aramac Court Access / Pool Area	Butler & Webb	17/06/2009
Figure 10 Rev B (amended in red)	Mt Cotton Rd Recreation Area	Butler & Webb	17/06/2009
Figure 11 Rev A	Tower 1 Recreation Area	Butler & Webb	17/06/2009
Figure 12 Rev A	Tower 2 Recreation Area	Butler & Webb	17/06/2009
Figure 13 Rev B	Landscape Concept Plan	Butler & Webb	17/06/2009

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Date Received by Council</i>
<i>(amended in red)</i>	<i>– Roof Level</i>		
<i>Figure 14</i>	<i>Stormwater Management Detention Basin Plant Palette</i>	<i>Butler & Webb</i>	<i>17/06/2009</i>
<i>00-3608 N200 Rev B</i>	<i>Post-development Catchment Plan</i>	<i>VDM-Belleng</i>	<i>23/09/2009</i>
<i>00-3608 N400 Rev C</i>	<i>Operational Control Concept Plan OSD Configuration</i>	<i>VDM-Belleng</i>	<i>23/09/2009</i>
<i>SK24-A</i>	<i>LATM Concept Plan Holland Crescent North and South Intersections</i>	<i>VDM Consulting Burchill</i>	<i>23/10/2009</i>
<i>SK25</i>	<i>LATM Concept: Detail 1 and 2 Also Refer Plan QC003608SK24</i>	<i>VDM Consulting Burchill</i>	<i>23/10/2009</i>
<i>SK26</i>	<i>LATM Concept: Detail 2 and 3 Also Refer Plan QC003608SK24</i>	<i>VDM Consulting Burchill</i>	<i>23/10/2009</i>
<i>SK27</i>	<i>LATM Concept: Detail 4 and 5 Also Refer Plan QC003608SK24</i>	<i>VDM Consulting Burchill</i>	<i>23/10/2009</i>
<i>SK28</i>	<i>Concept Plan Mt Cotton Rd/ Holland Cr South Upgrade with Added Left Turn Lane</i>	<i>VDM Consulting Burchill</i>	<i>17/06/2009</i>

2.0 Design

2.1 The development must be carried out generally in accordance with the details set out in the application and the approved drawing(s) and/or document(s) listed under Condition 1.1 unless otherwise required by a condition of this approval.

Delete

~~2.2 Prior to lodging an application for building work, submit to Council for compliance assessment approval, a roof level plan for Buildings A and B that incorporates communal roof terraces. These roof terraces must be generally in accordance with those provided on Buildings C to F and achieve compliance with other conditions of this approval.~~

3.0 General

3.1 The Developer must pay the cost of necessary alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development and/or material change of use, or any works required by condition(s) of this approval. Such cost will be determined by the Council and/or the relevant authority(ies) and must be paid:

- a) Prior to an application for approval of building works on the site being lodged; or

- b) Prior to Council being required to issue any approval for Operational Works Compliance assessment; or
- c) Prior to any construction works or the use commencing; (whichever is the sooner).
- 3.2 All bonds to be lodged with Council pursuant to any condition of this approval must be made:
- Prior to Council being required to issue any approval for Operational Works – compliance assessment; or
 - Prior to any construction works or the use commencing;
 - Whichever is the sooner of the above.
- 3.3 The development shall be designed so as to facilitate a community titles scheme being applied to the development in accordance with the provisions of this approval, the Integrated Planning Act, the Body Corporate & Community Management Act and its regulations, and the Redlands Planning Scheme.
- 3.4 Each submission of survey plans shall be accompanied by a Community Management Statement reflecting these conditions of development in respect of ongoing use and maintenance of the development.
- 3.5 All conditions must be complied with prior to the commencement of the use of Stage 1 of the development, unless otherwise stated in the condition.

Delete

- ~~3.6 Staging of the development is to generally accord with Dwg No. DA-SH12 Issue DA3, Stages, received by Council on 09/09/2009.~~

Insert

- 3.6 Staging of the development is to generally accord with Dwg No. DA-04/E, Staging Plan, received by Council on 09/02/2018.

4.0 Vehicle Parking

- ~~4.1 Provision of on-site parking to accommodate three-hundred and forty-one (341) cars and twenty (20) bicycles in accordance with the approved plans. The car parking spaces shall comprise the following:~~

~~271 spaces for residents;~~

~~68 visitor parking spaces; and~~

~~Two (2) car wash bays.~~

~~This condition is to be complied with prior to the commencement of the use of Stage 5 of the development.~~

Delete

- ~~4.1 Provide three hundred and forty-nine (349) off street car parks including 7 car parking spaces dedicated for people with a disability and twenty (20) bicycle parking spaces in accordance with the approved plans and the requirements of Australian Standard 2890.2:2004 – Parking Facilities – Off Street Parking and as follows:~~

- ~~a) 279 resident car parking spaces;~~

~~b) 68 visitor car parking spaces;~~

~~c) car wash bays.~~

~~This condition is to be complied with prior to the commencement of the use of Stage 5 of the development.~~

Insert

4.1 Provide two hundred and two (202) off street car parks including three (3) car parking spaces dedicated for people with a disability in accordance with the approved plans and the requirements of Australian Standard 2890.2:2004 – Parking Facilities – Off Street Parking and as follows:

a) 166 resident car parking spaces;

b) 36 visitor car parking spaces;

c) car wash bays.

This condition is to be complied with prior to the commencement of the use of Stage 5 of the development.

Delete

~~4.2. Car parking and bicycle spaces are to be provided for each stage as follows, and must be provided prior to commencement of that stage:~~

~~a) Stage 1 – minimum 68 car parking spaces and five (5) bicycle spaces;~~

~~b) Stage 2 – minimum 123 car parking spaces and ten (10) bicycle spaces;~~

~~c) Stage 3 – minimum 154 car parking spaces and ten (10) bicycle spaces; and~~

~~d) Stage 4 – minimum 289 car parking spaces and fifteen (15) bicycle spaces.~~

Insert

4.2. Car parking spaces are to be provided for each stage as follows, and must be provided prior to commencement of that stage:

a) Stage 1 – minimum 68 car parking spaces;

b) Stage 2 – minimum 124 car parking spaces;

c) Stage 3 – minimum 136 car parking spaces;

d) Stage 4 – minimum 177 car parking spaces; and

e) Stage 5 – minimum 202 car parking spaces.

4.3 Access to carparking spaces, vehicle loading and manoeuvring areas and driveways is to remain unobstructed and available at all times.

4.4 The development must not include a gate on the main entrance driveway (accessing from the northern end of Aramac Court).

4.5 Visitor parking spaces are to remain accessible for visitors, and are not to be occupied by residents. This must be reflected in the Community Management Statement. All visitor parking spaces are to be linemarked "Visitor" or similar to reflect their use. All visitor parking spaces are to be located at ground level, and not within the basements.

Delete

~~4.6 Bicycle spaces are to be generally located in accordance with Dwg No. DA-SH3 Issue DA3, Ground, received by Council on 09/09/2009. That is; near the Aramac Court entrance, next to Building C and near the bio-retention basin.~~

Insert

4.6 Provide a minimum of 10 bicycle parking spaces in the area between Tower A and Tower B.

5.0 Fencing

5.1 Fencing provided along the Moreton Bay Road frontage of the site must not be more than:

- a) 1.2 metres in height above ground level where of solid construction; or
- b) 1.8 metres in height above ground level where the fence is at least 30% transparent.

Fencing to this boundary shall generally be located 1 metre in from the property boundary, and shall be articulated every 10 metres (minimum 600mm indenting to articulate).

Delete

~~5.2. All fencing provided along Mount Cotton Road must be setback a minimum 3 metres from the road boundary. Other than the acoustic fence provided around the courtyard to the ground floor unit in Building D, all fencing provided along Mount Cotton Road must not be more than:~~

- ~~a. 1.2 metres in height above ground level where of solid construction; or~~
- ~~b) 1.8 metres in height above ground level where the fence is at least 30% transparent.~~

5.2 All fencing provided along Mount Cotton Road must be setback a minimum 3 metres from the road boundary. All fencing provided along Mount Cotton Road must not be more than:

- a) 1.2 metres in height above ground level where of solid construction; or
- b) 1.8 metres in height above ground level where the fence is at least 30% transparent.

5.3 Fencing along the extent of the eastern boundary must be a minimum of 50% transparent with no flat surfaces that would encourage graffiti.

5.4 The feature walls provided along the Aramac Court boundary are to have a maximum height of 1200mm.

5.5 Provide a lockable gate within the fence along Moreton Bay Road between Buildings A and B to allow access for maintenance of the landscape strip provided in front of the fencing and to allow future pedestrian access to this road.

5.6 Provide a lockable gate within the eastern fence to the north of the bioretention basin to allow future pedestrian access to open space to the east of the site.

6.0 Building Height

Delete

~~6.1 Provide the following at each stage of the development (i.e. staging in accordance with Dwg No. DA-SH12 DA3, Stages, received by Council on 09/09/2009).~~

~~— Provide a certificate from a licensed surveyor certifying that no part of the building structure exceeds the height limit of nineteen (19) metres above ground level. All levels must be provided to Australian Height Datum (AHD).~~

~~— The licensed surveyor's certificate shall be submitted at two stages of the building construction, these being:-~~

~~(a) at completion of the basement level to demonstrate that the building complies with the approved plans at that stage; and~~

~~(b) prior to issue of the Certificate of Classification to demonstrate that the highest point of the building complies with the approved plans.~~

Insert

6.1 Provide the following at the completion of Stage 2 of the development (i.e. staging in accordance with Dwg No. DA-04/E, Staging Plan, received by Council on 09/02/2018).

Provide a certificate from a licensed surveyor certifying that no part of the building structure exceeds the height limit of nineteen (19) metres above ground level. All levels must be provided to Australian Height Datum (AHD).

The licensed surveyor's certificate shall be submitted at two stages of the building construction, these being:-

(a) at completion of the basement level to demonstrate that the building complies with the approved plans at that stage; and

(b) prior to issue of the Certificate of Classification to demonstrate that the highest point of the building complies with the approved plans.

7.0 Screening Panels

~~7.1. The building design must include the patterned perforated screens, as indicated on the elevations of the buildings, and as detailed on Dwg No. DA-SH25 Issue DA3, Details, received by Council on 09/09/2009. These screens must include the vegetation imprint, as generally detailed on this plan.~~

Delete

~~7.1 The building design must include the patterned perforated screens, as indicated on the elevations of the buildings, and as detailed on Dwg No. DA-SH25 Issue DA3, Details, received by Council on 09/09/2009. These screens must include the vegetation imprint, as generally detailed on this plan. These approved screens must also be included on the elevations for Buildings A and B.~~

Insert

7.1 The building design for Tower A and Tower B must include the patterned perforated screens, as indicated on the elevations of the buildings, and as detailed on the approved plans. These screens must include the

vegetation imprint, as generally detailed on Dwg No. CD-A3.01 Issue 1, North Elevation With Screen Building A (as amended by Council), received by Council on 04/03/2015.

- 7.2 The screens are to have a matte finish and must be on rubber mounted isolation fixings to reduce noise vibration.

Delete

~~7.3 The storage room on the ground floor in the north-western corner of Building D is to be screened on the northern and western sides by powdercoated aluminium screens or similar up to a minimum height of 1800mm above the finished ground level.~~

8.0 Building Identification and Directions

- 8.1 The building name and/or address number must be visible from the Aramac Court and Mount Cotton Road frontages.

- 8.2 Site maps are to be provided at the Aramac Court and Mount Cotton Road pedestrian entries as generally shown on Dwg No. DA-SH3 Issue DA3, Ground, received by Council on 09/09/2009.

9.0 Balconies

- 9.1 Balconies visible from the road frontage must not be enclosed (including, but not limited to, louvers and shutters), unless otherwise required by conditions of approval or shown on the approved plans.

~~**10.0 Amalgamation**~~

~~10.1 Prior to the use commencing on site the applicant must amalgamate Lot 11 RP 72398, Lot 25 SP 111409 and Lot 13 SP 111409 into a single lot by lodging to the Land Titles Office for registration of the amalgamated lot. Alternatively, a building format plan subdivision shall incorporate all common property around the building into a single lot.~~

11.0 Ancillary Uses

Delete

~~11.1 The small office/ shop located at the entrance to Building E is to be for the sale of convenience goods to residents and their guests only. This must be reflected in the Community Management Statement.~~

Delete

~~11.2 The community room and recreation room located in Building F is to be for the use of residents and their guests only. This must be reflected in the Community Management Statement.~~

12.0 Air Conditioning Units

- 12.1 Should air conditioning units be provided to individual units, these are to be provided on individual unit balconies/ courtyards and are to be screened from view by powder coated aluminum screens or solid balustrades.

- 12.2 Should communal air conditioning units be provided on the roof, these are to be located so that they are not visible from public view. Ideally, they are to be sunken into the roof, so that the roof form screens the air conditioning units. Where this is not possible, they are to be screened

with powder coated aluminum screens. The ultimate design and location of air conditioning units must be approved by Council's delegate as part of the subsequent Operational Works – Compliance Assessment application.

13.0 Approved Use

13.1 The use of the premises for the purpose of an Apartment Building shall at all times accord with the criteria set out within the Apartment Building definition in Schedule 3 of the Redlands Planning Scheme.

14.0 Waste Management

Delete

~~14.1 Dwelling units share internal waste storage areas that –~~

- ~~a) for Tower A – is dedicated for the storage of 2 x 1100L waste and 2 x 2m³ recycling bulk bins and associated equipment only;~~
- ~~for Tower B – is dedicated for the storage of 2 x 1100L waste and 1 x 2m³ recycling bulk bins and associated equipment only;~~
- ~~for Tower C – is dedicated for the storage of 2 x 1100L waste and associated equipment only;~~
- ~~for Tower D – is dedicated for the storage of 2 x 1100L waste and 2 x 2m³ recycling bulk bins and associated equipment only;~~
- ~~for Tower E – is dedicated for the storage of 2 x 1100L waste and 1 x 2m³ recycling bulk bins and associated equipment only;~~
- ~~for Tower F – is dedicated for the storage of 2 x 1100L waste and 1 x 2m³ recycling bulk bins and associated equipment only;~~
- ~~b). are located as per Drawing No. DA-SH2 and DA-SH3 (Issue DA3), titled Basement and Ground respectively, prepared by ThinkTank Architects, date received at Council 9th September 2009;~~
- ~~b) are located as per Drawing No. DA-SH2 and DA-SH3 (Issue DA3), titled Basement and Ground respectively, prepared by ThinkTank Architects, date received at Council 9th September 2009 and Sheet No. DD-A2.01, DD-A2.02, DD-B1.01 DD-B1.02, titled Basement and Ground Floor Plans Building A and B respectively, received by Council 15/07/2014;~~
- ~~c) have doors that are close fitting, self closing and wide enough for bulk bin access and manoeuvrability;~~
- ~~d) have walls, doors and roof that are constructed and lined with a non-combustible and impervious material with a smooth finish and a fire resistance of one hour;~~
- ~~e) the junctions of walls with floors are covered and artificial lighting provided;~~
- ~~f) have door frames that are made of metal, hardwood, or metal clad softwood and are rebated with a lock capable of being activated from within the room without a key at all times;~~
- ~~g) have a hose cock and adequate length of hand hose of minimum internal diameter 12mm is provided immediately outside the room;~~

- ~~h) unless refrigerated below four degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one twentieth (1/20th) of the floor area. One half of such openings shall be situated at or near the floor level, and one half at or near the ceiling level;~~
- ~~i) are fitted with automatic sprinklers or other system for the control of fire which meets Australian Standards;~~
- ~~j) are fly and vermin proof;~~
- ~~k) have smooth flooring that is graded and drained to a trade waste outlet located outside to the waste room and as close to the doorway as possible, or otherwise to the satisfaction of the local government;~~
- ~~l) are designed and constructed to prevent stormwater and surface water from entering the waste room;~~
- ~~m) have all conduits concealed in the floor, walls or ceilings;~~
- ~~n) refrigerated waste rooms are fitted with an approved alarm device that is located outside, but controlled only from within the waste room.~~

Insert

14.1 Dwelling units share internal waste storage areas that –

- a) for Tower A – is dedicated for the storage of 2 x 1100L waste and 2 x 2m³ recycling bulk bins and associated equipment only;
for Tower B – is dedicated for the storage of 2 x 1100L waste and 3 x 1100L recycling bulk bins and associated equipment only;
for Town Houses – is dedicated for the screened and roofed storage carrels of 3 x 1100L waste and 3 x 1100L recycling bulk bins and associated equipment only;
- b) are located as per Drawing No. DA-01/F and DA-05/E, titled Site Plan and Waste Management Plan respectively, prepared by Heran Building Group, date received at Council 19/02/2018 and 09/02/2018 and Sheet No. DD-A2.01, DD-A2.02, , titled Basement and Ground Floor Plans Building A, received by Council 15/07/2014 and Sheet No. DA-23/D received at Council 16/01/2018;
- c) have doors that are close fitting, self closing and wide enough for bulk bin access and manoeuvrability;
- d) have walls, doors and roof that are constructed and lined with a non-combustible and impervious material with a smooth finish and a fire resistance of one hour;
- e) the junctions of walls with floors are covered and artificial lighting provided;
- f) have door frames that are made of metal, hardwood, or metal clad softwood and are rebated with a lock capable of being activated from within the room without a key at all times;
- g) have a hose-cock and adequate length of hand hose of minimum internal diameter 12mm is provided immediately outside the room;

- h) unless refrigerated below four degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one-twentieth (1/20th) of the floor area. One half of such openings shall be situated at or near the floor level, and one half at or near the ceiling level;
- i) are fitted with automatic sprinklers or other system for the control of fire which meets Australian Standards;
- j) are fly and vermin proof;
- k) have smooth flooring that is graded and drained to a trade waste outlet located outside to the waste room and as close to the doorway as possible, or otherwise to the satisfaction of the local government;
- l) are designed and constructed to prevent stormwater and surface water from entering the waste room;
- m) have all conduits concealed in the floor, walls or ceilings;
- n) refrigerated waste rooms are fitted with an approved alarm device that is located outside, but controlled only from within the waste room.

~~14.2. Each tower has a recycling collection area located adjacent to waste hoppers on Level 5 and within each basement lobby containing a 240L recycle wheelie bin that will be emptied once a day into the larger recycling bulk bin as per Drawing No. DA-SH2, DA-SH3 and DA-SH8 (Issue DA3), titled Basement, Ground and Level 5 respectively, prepared by ThinkTank Architects, date received at Council 9 September 2009.~~

Delete

~~14.2 Each building has a recycling collection area located adjacent to waste hoppers on Level 5 and within each basement lobby containing a 240L recycle wheelie bin that will be emptied once a day into the larger recycling bulk bin as per Drawing No. DA-SH2, DA-SH3 and DA-SH8 (Issue DA3), titled Basement, Ground and Level 5 respectively, prepared by ThinkTank Architects, date received at Council 9 September 2009 and Sheet No. DD-A2.01, DD-A2.02, DD-A2.07, DD-B1.01 DD-B1.02, DD-B1.07 titled Basement, Ground and Level 5 Floor Plans Building A and B respectively, received by Council 15/07/2014.~~

Insert

14.2 Each building (Tower A and Tower B) has a recycling collection area located adjacent to waste hoppers on Level 5 and within each basement lobby containing a 240L recycle wheelie bin that will be emptied once a day into the larger recycling bulk bin as per Drawing No. DA-01/F and DA-05/E, titled Site Plan and Waste Management Plan respectively, prepared by Heran Building Group, date received by Council 19/02/2018 and 09/02/2018 and Sheet No. DD-A2.01, DD-A2.02, DD-A2.07, titled Basement, Ground and Level 5 Floor Plans Building A, received by Council 15/07/2014 and DA-23/D titled Level 1 Floor Plan, received 16/01/2018.

14.3 Waste chutes must be provided to transport waste from each residential level to an internal waste room. Waste chutes –

- a) are cylindrical with a minimum diameter of 450mm;

- b) have a bottom edge that finishes at least 25mm below the level of the ceiling in the waste room, with a maximum 300mm between chute edge and any extension thereof and the top of the container;
- c) are vertical throughout the length up to the highest hopper;
- d) discharge centrally above the waste container or compacter in the waste room;
- e) continue in full bore above the roof of the building, or not less than 600mm above the highest hopper;
- f) are fully supported at each floor level;
- g) are contained in fire rated shafts in compliance with the appropriate standards;
- h) have chute pipes with access provided at appropriate levels and a nylon brush or similar appliance on a pulley system, for clearing obstructions and cleansing;
- i) have a ventilation system to ensure that air does not flow from the chute through service opening or impede the downward movement of waste;
- j) where the chute is not continued to the full height of the building, a vent of non-combustible material having a minimum diameter of 150mm is provided. Such vent is carried to a point of at least 2 metres above the eaves of the building or the eaves of any building within 10 metres; and
- k) have a shutter fitted for closing off the chute in the case of fire or when the waste container is withdrawn. The shutter is self-closing, constructed of galvanized steel sheet or other approved metal and fitted with a fusible link for automatic operation in the case of a fire in the waste container or waste room.

14.4 Waste hoppers are to be designed and constructed to –

- a) close off the opening in the chute when the hopper is opened for loading;
- b) automatically return to a closed position after use;
- c) be located between 1.0m and 1.5m above floor level;
- d) have a service opening that does not exceed 75% of the diameter of the chute;
- e) permit free flow of waste into the chute and do not project waste into the chute;
- f) are designed and constructed to enable easy cleansing, including a surround on the wall around the hopper of at least 300mm wide; and
- g) have a floor surface below the hopper that is paved with a hard, impervious material with a smooth finish.

Delete

~~14.5 Provide –~~

- ~~a) off-street servicing points for the containers where the entire waste collection vehicle is positioned within the site;~~

- ~~b) internal access roads that enable waste collection vehicles to enter and exit the site in a forward gear and have adequate vertical clearance as per Drawing No. DA-SH3 (Issue DA3), titled Ground, prepared by Think Tank Architects, date received at Council 9th September 2009;~~
- ~~c) maximum surface gradient of 1:20 (5%) for container servicing and waste collection vehicle manoeuvring; and~~
- ~~d) an unobstructed internal servicing point that is also a waste storage area or if bins 1.5m³ or less are used, is located within 20m of the waste storage area.~~

Insert

14.5 Provide –

- a) off-street servicing points for the containers where the entire waste collection vehicle is positioned within the site;
- b) internal access roads that enable waste collection vehicles to enter and exit the site in a forward gear and have adequate vertical clearance as per Drawing No. SK.101/A, titled Civil Siteworks, date received at Council 16/01/2018;
- c) maximum surface gradient of 1:20 (5%) for container servicing and waste collection vehicle manoeuvring (as per SK.101/A); and
- d) an unobstructed internal servicing point that is also a waste storage area or if bins 1.5m³ or less are used, is located within 20m of the waste storage area.

14.6 Where no on site waste/recycling bin cleansing facilities are provided, a written agreement is made with a private cleansing contractor for the purpose of cleansing the containers, to the satisfaction of the local government.

14.7 As a part of a subsequent Operational Works – Compliance Assessment (Engineering) application, a Registered Professional Engineer of Queensland (RPEQ) shall provide certification that the internal access roads are of adequate design and construction to allow waste collection vehicles to enter and exit the site in a forward gear.

15.0 Environmental Assessment

15.1 Stormwater Quality

As a part of a subsequent Operational Works – Compliance Assessment (Engineering) application, the developer must provide detailed plans for stormwater quality control in accordance with VDM-Belleng plans 00-3608 N200 Rev A and 00-3608 N400 Rev B and associated correspondence dated 18 September 2009. The details must include information about the species and planting density proposed for the bioretention system and confirmation of the model and manufacturer's performance specifications of the proposed gross pollutant traps. The details may be incorporated into general civil engineering drawings. Any engineering drawings that relate to the bioretention system must indicate the same details as those shown on any landscaping drawings that relate to the bioretention system. That is, where the engineering and landscaping drawings show the bioretention system, there must not be

conflicting information about location, dimensions or stormwater flow paths between the two sets of plans as they relate to the bioretention system.

15.2 Fauna Management

The developer must appoint an accredited wildlife spotter to examine the site for wildlife habitat, and to supervise clearing operations.

Wildlife habitat includes trees whether living or dead, other living vegetation, piles of discarded vegetation, and disturbed ground surfaces.

During clearing operations, the clearing contractor must:

- liaise with the on-site spotter; and
- ensure that each tree or other feature identified by the spotter as being a risk to wildlife if felled, disturbed or dewatered, is not damaged or disturbed until the spotter advises that it is appropriate to do so.

Before commencement of and during clearing operations, it is the responsibility of the spotter to:

- be present at the site of clearing, dewatering, and other operations;
- identify any tree or feature with wildlife present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree;
- advise the contractor of the precise location of each such tree or other feature.

An accredited spotter is a person or company holding a current Rehabilitation Permit issued by the Environmental Protection Agency under Section 275(d) of the *Nature Conservation Regulation 1994* or under Section 12(d) of the *Nature Conservation (Administration) Regulation 2006*.

Before seeking a pre-start meeting at the works stage, the developer must advise Council of the name of the spotter. If the spotter is not known to Council, the developer will be required to provide a complete copy of the accredited spotter's Rehabilitation Permit. In this case, clearing works will not be permitted to commence until Council has sighted this permit. The spotter should attend the pre-start meeting if available.

If the developer cannot locate persons or companies holding Rehabilitation Permits, advice should be sought from Queensland Parks and Wildlife Service (Customer Service number: 1300 130 372).

16.0 Health and Environment

~~16.1 The two car wash bays must be located and designed as per Drawing No. DA-SH2 Issue DA3, Basement, received by Council on 09/09/2009. The car wash bays must include, but not be limited to:~~

- ~~• Roofed, bunded and drained to sewer via an approved interceptor in accordance with Council's Trade Waste requirements;~~

- ~~The use of the interceptor cannot be shared with any interceptor required for bin wash bays;~~
- ~~Limiting the ingress of rainfall and overland flow; and~~
- ~~Minimising water usage.~~

Delete

~~16.1 The two car wash bays must be located and designed as per Drawing No. DA-SH2 Issue DA3, Basement, received by Council on 09/09/2009 and Sheet No. DD-B1.01, Basement Floor Plan Building B, received by Council 15/07/2014. The car wash bays must include, but not be limited to:~~

- ~~Roofed, bunded and drained to sewer via an approved interceptor in accordance with Council's Trade Waste requirements;~~
- ~~The use of the interceptor cannot be shared with any interceptor required for bin wash bays;~~
- ~~Limiting the ingress of rainfall and overland flow; and~~
- ~~Minimising water usage.~~

Insert

16.1 Prior to the use commencing, construct two car washing facilities to incorporate the following design criteria:

- Roofed, bunded and drained to sewer via an approved interceptor in accordance with Council's Trade Waste requirements;
- The use of the interceptor cannot be shared with any interceptor required for bin wash bays;
- Limiting the ingress of rainfall and overland flow; and
- Minimising water usage.

16.2 Prior to Development Works approval, provide details of the bin storage area and any loading bays, including a detailed plan and specifications of the water treatment system.

~~16.3. A 3.0m high acoustic barrier (1.2m high retaining wall and 1.8m fence on top) must be constructed as follows:~~

- ~~A 3.0metre high acoustic barrier (1.2metre high retaining wall and 1.8metre fence on top) along the western boundary facing Mount Cotton Road.~~

~~The acoustic barrier must be constructed to achieve at least a standard that achieves a superficial mass of not less than 12.5kg/m² and total leakage of <1% of the total area. Guidance on the design of the barriers is provided in Section 2.3.2 and Figure 2.2 of Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00_3608, Issue 2, April 2009.~~

~~16.4. As a part of the application for operational works, the applicant must provide plans and specifications detailing the design and construction of the noise barriers. This is to be certified by a suitably qualified acoustic consultant indicating that the noise barrier achieves the requirements of this decision notice, Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00_3608, Issue 2, April 2009 and Redlands Planning Scheme Policy 5 – Environmental Emissions.~~

~~16.5. A post construction certification for the acoustic barrier must be submitted to Council prior to the commencement of use. The certification must be provided by a suitably qualified acoustic consultant and must demonstrate that the conditions of this development approval relating to noise are achieved and (where not otherwise specified) confirm that the predicted noise levels in Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00_3608, Issue 2, April 2009 have been achieved.~~

~~16.6. As specified in section 4.0 Discussion and Summary of the submitted report Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00_3608, Issue 2, April 2009 the recommendations for attenuation must be incorporated into the development.~~

~~16.7. Prior to Council approving any operational works, all building and construction plans submitted for approval must be certified by a suitably qualified acoustic consultant. These must demonstrate that the development complies with the conditions of this approval and submitted report Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00_3608, Issue 2, April 2009. Where appropriate, acoustic measures to be incorporated within the development design, must be identified on the plans.~~

~~16.8. A post construction certification for the affected buildings must be submitted to Council prior to the commencement of use. The certification must be provided by a suitably qualified acoustic consultant. This certification must demonstrate that the development complies with the conditions of this approval and submitted report Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00_3608, Issue 2, April 2009.~~

Delete

~~16.3 As part of the request for compliance assessment, submit a revised acoustic assessment of the original noise report, Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00_3608, Issue 2, April 2009 that considers the inclusion of the Mount Cotton Road access. The assessment need only consider the noise impacts inside dwelling units, and not private open space areas. Address any significant changes within a revised acoustic report and any minor changes within a letter from the acoustic consultant.~~

Insert

16.3 As part of the request for Conditioned Works Assessment, submit a revised acoustic assessment. The report must include any acoustic attenuation requirements (barriers, dwelling attenuation etc.) for the proposed development. The acoustic assessment must demonstrate compliance with the Division 10 – Road and Rail Noise Overlay Code as Council’s Road and Rail Noise Impact Overlay Map identifies that the development is impacted by the road acoustic overlay.

Refer to the Redland Planning Scheme Policy 5 – Environmental Emissions for further guidance on these matters.

16.9 All waste collections are to be conducted between 7:00am and 6:00pm as mentioned in Section 4.0 Discussion and Summary of Mechanical Noise Impact Assessment, Proposed Residential Development, 56-58 Mount Cotton road, Capalaba, Prepared by VDM Consulting, Project No.

QC00_3608, April 2009. Any changes to these hours will require approval in writing from Council.

16.10 The waste chute and waste disposal room must be located, designed and installed to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8 dB(A) above background levels as measured from commercial locations. Guidance on achieving this can be found in Section 3.1.5 Recommended Structure Bourne Noise Control and Section 4.0 Discussion and Summary of Mechanical Noise Impact Assessment, Proposed Residential Development, 56-58 Mount Cotton road, Capalaba, Prepared by VDM Consulting, Project No. QC00_3608, April 2009.

16.11 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed and installed to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8 dB(A) above background levels as measured from commercial locations.

CONDITIONS REQUIRING COMPLIANCE ASSESSMENT

1.0 Operational Works – Compliance Assessment (Landscaping)

1.1 The site, including adjacent footpath(s) must be landscaped in accordance with the details indicated on an approved Landscape Plan and any other relevant construction documentation.

1.2 Prior to site works commencing, the applicant(s) and/or developer must apply for an approval from the Council for landscaping plan(s) and specifications for the construction of the proposed works. In this regard, the applicant(s) and/or developer shall apply for and receive an approval for Operational Works – Compliance Assessment (Landscaping) from the Council.

1.3 Documentation (no less than 5 copies) to be lodged with the application form, shall include performance securities, landscape plans and specifications for the construction of the proposed works.

Delete

~~1.4. Documentation must take the form of scaled plan(s) and/or drawing(s) and/or supporting information in accordance with the following Redlands Planning Scheme (RPS) documents:~~

~~Part 8 General Codes, Division 8-Landscape;~~

~~Part 11-Planning Scheme Policy 9 Infrastructure Works-Chapter 11;~~

~~Schedules, Schedule 9 –Street Trees;~~

~~Part 9 Schedules, Schedule 10 –Vegetation Species List; and~~

~~Part 9 Schedules, Schedule 12 – Weed Species List which are available on the Council's web site www.redland.qld.gov.au ; and~~

~~Generally in accordance with the Landscape Concept Plans by Butler and Webb Drawing No's: Figure 5 to Figure 13 (inclusive), received by Council on 17/06/2009.~~

Insert

1.4 Documentation must take the form of scaled plan(s) and/or drawing(s) and/or supporting information in accordance with the following Redlands Planning Scheme (RPS) documents:

- **Part 8 General Codes, Division 8-Landscape;**
- **Part 11-Planning Scheme Policy 9 Infrastructure Works-Chapter 11;**
- **Schedules, Schedule 9 –Street Trees;**
- **Part 9 Schedules, Schedule 10 –Vegetation Species List;**
- **Part 9 Schedules, Schedule 12 – Weed Species List which are available on the Council’s web site www.redland.qld.gov.au ; and**
- **Generally in accordance with the *Landscape Concept Plans by Walter Consulting Group Drawing No’s: LP-00, LP-01, LP-02, LD-01 and LD-02 (amended in red), received by Council on 24/11/2017.***

1.5 The documentation is to contain the following information:

Existing Vegetation

- a) **Integration of existing vegetation, street trees and overhanging trees on adjacent properties.**

Protection of Vegetation

- b) **Protection of the existing Eucalyptus tereticornis trees located to the North East & North West as marked for retention on the Landscape Works Plan by Butler & Webb Landscape Architect’s (received by Council 17 June 2009) drawing no: Figure 6, which are to be integrated into the design and protected from site works during construction. Provide levels (existing and proposed) so that any impact on the landform and the tree root zone can be assessed.**

In this regard, the three underground water tanks in the north-western corner are to be relocated to protect the existing eucalyptus species in this location.

- c) **No fertilisers or growth stimulants are to be applied around this tree or within the root zone or drip line of the tree;**
- d) **Prior to construction works taking place, a temporary fence a minimum height of 1.2 metres is to be erected to enclose the tree root protection zone. The precise location of this exclusion fence is to be determined in consultation with Council (Development Assessment Services – Landscape Technical Officer). Access to this area is to be strictly limited and there is to be signage clearly located on the fence stating “Keep Out – Tree Root Protection Zone”. All contractors and site workers are to be advised of the restrictions and conditions concerning the tree root protection zone;**
- e) **Tree protection fencing shall be erected at the canopy drip line of all trees marked for retention. This barrier shall consist of star pickets and three-strand wire or similar, with visible signage ‘Tree Protection Zone – No Admittance’.**
- f) **No site materials shall be stored under the canopy drip line of these trees.**

- g) No disturbance to this zone, including modification to the canopy drip line is occur without liaison with Council.**
- h) The planting and irrigation design shall have regard for the viability of these trees.**

Planting Design

- i) A planting design with plant material that is in accordance with Schedules 9, 10 and 12 of the RPS. The planting design must not contain any plant material that has been identified in the RPS as:
 - declared environmental weeds;
 - an invasive weed; or
 - a poisonous plant in South-East Queensland. Similarly, any existing vegetation that falls within the above categories shall be removed.**

The design is to provide:

- **A hierarchy of planting, which includes shade trees, shrubs and groundcovers.**
 - **Provide a shady tree focus.**
 - **Proposed screening any back-of-house service areas, refuse bins from public view.**
- j) Provision of 5 x street trees to Mt Cotton Road, 7 x street trees to Aramac Court and 10 x street trees to Moreton Bay Road in accordance with Schedule 9. Stock sizes must be not less than 100 litres with a minimum height of 2 metres, unless otherwise negotiated with the Council. NOTE: Street trees must not conflict with services (underground and overhead). If there are Energex overhead power lines, the tree species selection must not conflict with the height of powerlines and the provision of continuous power.**
 - k) The street trees to Moreton Bay Road shall be located as close as practical to the property boundary. Tree species selection and placement are subject to approval by the Department of Transport and Main Roads, as advised in their referral agency response.**
 - ~~**l). A minimum three (3) metre wide landscape buffer is to be provided along Mount Cotton Road (except for pathway entrances). Fencing to this road frontage is to be located behind the 3 metre landscape strip.**~~
 - l) A minimum three (3) metre wide landscape buffer is to be provided along Mount Cotton Road (except for access road). Fencing to this road frontage is to be located behind the 3 metre landscape strip.**
 - m) A minimum two (2) metre wide landscape buffer is to be provided along Moreton Bay Road (except for pathway entrance). Fencing to this road frontage is to be generally located 1 metre in from the property boundary.**
 - n) Provision of trees to the northern, southern and western boundaries of the site (within the site) that are of sufficient height to provide scale to the apartment buildings (including the use of trees to these boundaries that reach at least half the height of the buildings).**

- o) Dense vegetation is planted against all external fence lines, where practical, to assist in the prevention of graffiti.**
- p) Landscape plans to be revised in consultation with Council officers to better reflect local species, including koala food trees, where appropriate.**
- q) The developer is required to maximise vegetation provision on rooftop communal areas to the satisfaction of Council officers, and in accordance with specifications recommended by Green Roofs Australia, to achieve sequestering of CO₂; management of stormwater and improvement of thermal qualities.**

Bioretention Basin

- r) Planting to the bio-retention basin is to be generally in accordance with Figure 14, Stormwater Management Detention Basin Plant Palette, prepared by Butler & Webb, received by Council on 17/07/2009.**

Irrigation

- s) Watering of all plant material in accordance with Redland Shire's Watering Restrictions to promote health, viability and growth.**
- t) Provision of a Management Plan to demonstrate how plant material (including turf) on public land is to be kept alive during the "On Maintenance" period of 6 months.**
- u) Provision of Management Plan that includes irrigating from rainwater from on-site storage tanks for plant material (including turf) on private land; and/or use of water-saving products and materials for the site such as soil-wetting agents and aeration products that:**
 - have the ability to store water and absorb soluble fertiliser;**
 - have the potential to reduce the amount of water required by up to 50%;**
 - reduce the amount of fertiliser lost to leaching;**
 - enable soils and potting mixes to be easily re-wet;**
 - gradually release easily available water to the root;**
 - increase soil aeration & improving clay soils;**
 - increase the water holding ability of sandy loams by up to 70%;and**
 - enhance the self-restoring ability of turfed areas.**
- v) Details of soil improvements systems to maximise the viability and successful maturity of all plant material. This may include:**
 - the use of water absorption products mixed in with the soil that allow water and air nutrients to be readily absorbed by the root system;**
 - imported compost and topsoil (preferably a premium organic garden blend) ; and**
 - organic mulch (not pebbles).**

Furniture

- w) Provision of skate-board deterrents to ramps, retaining walls and ledges where the potential for damage is likely.
- x) Provision of anti-graffiti measures to building surfaces where there is the likelihood of vandalism.
- y) Provision of two bench seats within the road reserve in front of the feature walls located near the main entrance to the development from Aramac Court. The bench seats are to include embedded plaques which recognise the Traditional Indigenous Owners of the region.

Common Recreation Space

- z) The common recreation spaces shall have a range of seating and shade to provide variety for users. This includes shade structures such as gazebos and supplementary shade tree planting.
- aa) Provide a barbeque, tables and seating with backs for users.

Graffiti Measures

- bb) The development must include specific design elements that reduce graffiti by restricting access to available surfaces, maximising natural surveillance and/or facilitating easy repair.
- cc) The walls and fences must be constructed using permeable or textured materials avoiding the creation of large flat surfaces, particularly facing public areas.
- dd) Provision of vandal-resistant sensor lighting is to be used to draw attention to movement at night.
- ee) Anti-graffiti coatings are to be used to a minimum height of 3 metres.
- ff) Any graffiti is to be removed as soon as possible to reduce its reoccurrence. This must be reflected in the Community Management Statement.

Hard Landscape Works

- gg) Details of screening to all bin storage and clothes drying areas from public view.
- hh) Provision of an aggregate threshold to any planted area that abuts a building. The aggregate must form a barrier to the potential entrance to the building by termites. The aggregate threshold must be approx 150mm wide and separate organic mulch from any part of the building.
- ii) Designated clothes drying areas with direct connectivity from the laundry and access to natural sunlight and ventilation.
- jj) Details of paving design and type. The entrance driveway from Aramac Court must be comprised of pigmented concrete, paving and paving band as indicated on Dwg No. Figure 9 Rev A, Aramac Court Access / Pool Area Plan, received by Council on 17/06/2009.
- kk) The 2.5 metre wide footpath in the Mount Cotton Road reserve along the front of the site must incorporate paving bands in the concrete.

The design must provide for at least four (4) paving bands at a maximum interval of 20 metres.

- ll) Details of on-site footpaths, with minimum widths of 1500mm.
- mm) Details of all communal open space areas.
- nn) Details of all proposed fencing, and height of proposed retaining walls. Detail demonstrating that fencing to Moreton Bay Road includes articulation.
- oo) Details of contour levels and finished levels, with these to be shown on the landscape drawings.
- pp) Location of existing services such as overhead power lines and power poles, underground cabling, etc. which have the potential to impact on the placement of plant material.
- qq) Location/s of rainwater tanks.

Lighting Design

- rr) That pathway lighting is designed in accordance with Australian Standard 1158.3.1 Road Lighting – Pedestrian Areas (Category P) Lighting - Performance and Design Requirements.
- ss) Lighting design details showing an integration of external lighting to driveways and other areas of pedestrian and car conflict. Bollards may be used to demarcate pedestrian uses with overhead lighting to provide a high level of illumination.

Design details are to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres.

- tt) Provision of sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.
- uu) That lighting fixtures, wherever possible, are mounted high, easily maintained and protected from vandalism.

Delete

Staging of Landscaping

- ~~vv) Provision of details regarding the staging of landscape works. Landscaping must be provided in stages that generally accord with Dwg No. DA-SH12 Issue DA2, Stages, received by Council on 17/06/2009. Throughout the stages of the development, all balance areas of the site are to be turfed or landscaped (except for car parking areas).~~

Insert

Staging of Landscaping

- vv) Provision of details regarding the staging of landscape works. Landscaping must be provided in stages that generally accord with

Dwg No. DA-04/E, Staging Plan, received by Council on 09/02/2018. Throughout the stages of the development, all balance areas of the site are to be turfed or landscaped (except for car parking areas).

- 1.6 Lighting design and planting design is not to conflict with a safe pedestrian environment.
- 1.7 The cost of any new fencing must be borne by the developer.
- 1.8 Approved landscaping works must be completed prior to the use commencing.
- 1.9 "As constructed" details of landscaping works are to be given to the Council (to the Landscape Technical Officer) prior to occupancy of the building. The requirements of such documentation are listed in Planning Scheme Policy 9 Chapter 2 *Documentation and General Conditions*.
- 2.0 **Operational Works – Compliance Assessment (Engineering)**

2.1 **Signage Prior to Construction**

Prior to the commencement of any construction works associated with the development, a sign of approved size detailing the project team must be placed in a prominent position, at the road frontage, at each entrance to the development. The sign must detail the relevant project coordinator for the works being undertaken on the site, and the following parties (where relevant):

- Developer
- Project Coordinator
- Architect / Building Designer
- Builder
- Civil Engineer
- Civil Contractor
- Landscape Architect

2.2 **Construction Supervision, Required Council Inspections, and Acceptance of Works by the Council**

The developer is advised to ensure that their engineering representatives contact the Council as early in the process as possible.

a) **Engineering Works – Supervision**

All site earthworks, drainage and pavement construction must be designed by and the construction supervised by a Registered Professional Engineer, Queensland (RPEQ). Testing must be carried out by N.A.T.A. registered laboratories.

Prior to occupancy of the units, the developer's Supervising Engineer must submit a certificate to the Council certifying that all work has been satisfactorily completed in accordance with all requirements of the Council, and to accepted engineering standards.

b) **Engineering Works – Council Inspections**

The Council inspections must be called for, and carried out, at the following stages:-

- i) Pre start – This meeting is to be carried out prior to any works commencing, within an existing road reserve or on any infrastructure that will eventually be transferred to the Council.
 - ii) Installation of erosion and sediment management measures.
 - iii) ‘Box’ inspection of crossover and footpath with reinforcing in place. Reinforcing mesh is to be supported on bar chairs.
 - iv) Stormwater pipelines and manholes bedded and partially backfilled.
 - v) ‘On Maintenance’ inspection of completed works.
 - vi) ‘Off Maintenance’ inspection of works 12 months after acceptance of works on maintenance.
- c) Engineering Works – Acceptance of Works by the Council.

The Council’s Design Standards for Developments details all requirements to be complied with prior to works being accepted On and Off Maintenance by the Council.

2.3 As Constructed Requirements

As part of all land or building developments within the City Council requires as-constructed details for any road, roofwater, stormwater, water or sewerage infrastructure installed/constructed. The as-constructed details shall:

- a) be supplied and presented in accordance with the standard requirements of Redland Planning Scheme Policy 9 – Infrastructure Works; and
- b) be surveyed and presented on Redland City Council’s Co-ordinate System and on AHD vertical datum.

Upon request, the following information can be supplied by Council to assist the developer’s survey and engineering consultants meet the above requirements:

- a) A map detailing co-ordinated and or levelled PSMs adjacent to the site.
- b) A listing of Council (RSC) co-ordinates for some adjacent co-ordinated PSMs.
- c) An extract from Natural Resources and Mines’ SCDB database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

This information can be supplied without charge once Council receives a signed declaration from the consultant agreeing to Council’s terms and conditions in relation to the use of the supplied information.

Refer to Documentation and General Conditions in Chapter 2 of the Infrastructure Works Policy for further details.

2.4 Land Dedication

~~Dedication of land as road reserve along Mount Cotton Road on Lot 11 on RP 72398 so that the alignment of the front boundary matches the existing front boundary alignment of adjoining Lot 25 on SP 111409 to the south and Lot 0 on GTP 1145 to the north.~~

~~Dedication of land as road reserve for the cul-de-sac bulb and associated verge area from Aramac Court as generally detailed on Dwg No. DA-SH3, Issue DA3, Ground, prepared by ThinkTank Architects, received by Council on 09/09/09.~~

~~2.4 Land Dedication~~

~~Dedicate land as road reserve for the cul-de-sac bulb and associated verge area from Aramac Court as generally detailed on Dwg No. DA-SH3, Issue DA3, Ground, prepared by ThinkTank Architects, received by Council on 09/09/09.~~

~~2.5. Frontage Works~~

~~The developer must construct the following works, to the Council's standards, along the entire frontage of the site to Mount Cotton Road:~~

- ~~a) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;~~
- ~~b) Reinstatement of concrete kerb and channel, where required;~~
- ~~c) Pedestrian entry treatment / access to the site as per the Council's standards;~~
- ~~d) A minimum 2.5 metre wide concrete shared footpath to the Council's standards (inclusive of paving bands, as required by condition of this approval);~~
- ~~e) Adjustments and relocations necessary to public utility services resulting from these works;~~
- ~~f) Signage and line marking as per the Department of Main Roads' standard, titled the Manual of Uniform Traffic Control Devices (MUTCD);~~

~~The developer must construct the following works, to the Council's standards, along the entire frontage of the site to Aramac Court:~~

- ~~a) A cul-de-sac as generally detailed on Dwg No. DA-SH3, Issue DA3, Ground, prepared by ThinkTank Architects, received by Council on 09/09/09. Construction of the cul-de-sac must be in accordance with Redlands Planning Scheme, Policy 9 Infrastructure Works, Chapter 5 Road and Path Design – Diagram 4 Typical Residential Cul-de-sac Treatment.~~
- ~~b) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;~~
- ~~c) Reinstatement of concrete kerb and channel, where required;~~
- ~~d) Entry treatment / access to the site as per the Council's standards;~~
- ~~e) A minimum 1.5 metre wide concrete shared footpath to the Council's standards;~~
- ~~f) Adjustments and relocations necessary to public utility services resulting from these works;~~
- ~~g) Signage and line marking as per the Department of Main Roads' standard, titled the Manual of Uniform Traffic Control Devices (MUTCD);~~

~~These works must be completed prior to the use commencing. In this regard, the developer is required to apply for and receive an Operational Works – Compliance Assessment approval from the Council.~~

2.5 Frontage Works

Construct the following works, to the Council's standards, along the entire frontage of the site to Mount Cotton Road:

- a) Road construction including concrete kerb and channel and road pavement;
- b) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;
- c) Reinstatement of concrete kerb and channel where required;
- d) Removal of all redundant vehicle crossovers;
- e) Entry treatment/access to the site;
- f) A minimum 2.5m wide concrete shared use footpath at an alignment of 1.5m from the property boundary, or in alignment with the existing footpath;
- g) Adjustment and relocations necessary to public utility services resulting from these works;
- h) A minimum 5.5m wide type B permanent vehicular crossover to the Mount Cotton Road frontage of the site, generally in accordance with the approved plans 'Preliminary Functional Design' prepared by TTM Consulting Pty Ltd.

The developer must construct the following works, to the Council's standards, along the entire frontage of the site to Aramac Court:

- a) A cul-de-sac as generally detailed on Dwg No. DA-SH3, Issue DA3, Ground, prepared by ThinkTank Architects, received by Council on 09/09/09. Construction of the cul-de-sac must be in accordance with Redlands Planning Scheme, Policy 9 Infrastructure Works, Chapter 5 Road and Path Design – Diagram 4 Typical Residential Cul-de-sac Treatment.
- b) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;
- c) Reinstatement of concrete kerb and channel, where required;
- d) Entry treatment / access to the site as per the Council's standards;
- e) A minimum 1.5 metre wide concrete shared footpath to the Council's standards;
- f) Adjustments and relocations necessary to public utility services resulting from these works;
- g) Signage and line marking as per the Department of Main Roads' standard, titled the Manual of Uniform Traffic Control Devices (MUTCD);

These works must be completed prior to the use commencing. In this regard, the developer is required to apply for and receive an Operational Works – Compliance Assessment approval from the Council.

2.6 Local Area Traffic Management

Undertake planning, design and construction, including full community engagement, in accordance with Redland City Council Local Area Traffic Management Guideline, Guideline Document GL-2384-001 and Corporate

Policy 'Local Area Traffic Management Policy' Corporate POL-2384, for Local Area Traffic Management in Mount Cotton Road, Aramac Court, Holland Crescent and Almara Street. The preferred option will be the subject of a community consultation program undertaken and managed by the developer with the approval of Council to gain local area support for the preferred option. The local area traffic management treatments are to generally accord with the approved traffic management plans SK24-A, SK25, SK26, SK27 and SK28, as identified in the list of approved plans for this development, however are subject to more detailed assessment and community consultation.

The intersection of Holland Crescent (South) and Mount Cotton Road is to be upgraded as per Dwg No. SK28, Concept Plan Mt Cotton Rd/ Holland Cr South Upgrade with Added Left Turn Lane, prepared by VDM Consulting Burchill, received by Council on 17/06/2009.

The intersection of Holland Crescent (North) and Mount Cotton Road is to be upgraded as per Dwg No. SK25, LATM Concept: Detail 1 and 2 Also Refer Plan QC003608SK24, prepared by VDM Consulting Burchill, received by Council on 23/10/2009.

'No standing' is to be implemented on the eastern side of Mount Cotton Road from Holland Crescent (South) to Moreton Bay.

A Clearway is to be implemented on the western side of Mount Cotton Road from Killarney Crescent to Pittwin Road South.

'No standing' is to be implemented on the western side of Mount Cotton Road from Pittwin Road South to Moreton Bay Road.

2.7 Electricity Supply

Underground electricity must be provided for the full frontages of the subject site.

The developer must liaise with the appropriate authorities for electricity supply. Written confirmation of such liaison and requirements must be provided to the Council, as part of the application for Operational Works – Compliance Assessment from the Council, prior to any works commencing.

A certificate from the relevant electricity supplier must be provided prior to the use commencing confirming that the development is provided with an underground electricity supply.

2.8 Telecommunications Supply

The developer must liaise with the appropriate authorities for telecommunications supply. Written confirmation of such liaison and requirements must be provided to the Council, as part of the application for Operational Works – Compliance Assessment from the Council, prior to any works commencing. A certificate from the relevant telecommunications supplier must be provided prior to the use commencing confirming that the development is connected to telecommunications.

2.9 Stormwater from Roofed and Paved Areas

Stormwater drainage from roofed and paved areas shall be discharged to the bio retention system at the south eastern corner of the site as detailed in DWG NO. N400-Rev C by VDM Consulting.

Construction of driveways and drainage must be to Council and/or Department of Main Roads standards, including provision for an ARI 100 year's overland flow through driveways, open space areas or easements over adjoining properties. An assessment of the effect of 50% blockage of inlets must be included in the drainage calculations.

Temporary drainage is to be provided during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to an approved street drainage system and not onto the construction site. This temporary system must be maintained for the duration of building works.

Prior to the commencement of any works within the site, the developer must apply for and receive an Operational Works – Compliance Assessment (Engineering) approval for engineering plans and specifications for the construction of proposed drainage.

2.10 Stormwater pipe extension

The existing stormwater pipes within this site shall be extended towards the south east corner of the site as shown in DWG NO. N400-Rev C by VDM Consulting so that the stormwater from the external catchments bypass the bioretention system. The above extension shall be at no cost to Council.

2.11 Stormwater Nuisance and Legal Right of Stormwater Discharge

Overland flow paths and underground drainage is to be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property. All stormwater from the site shall be discharged to bioretention system at the south eastern corner of the property.

2.12 Drainage for Apartment Building

The basement car park and any vehicle and wash bay drainage must be via an appropriate oil-water interceptor to sewer.

2.13 Easement/s

Provide:

- 1) a minimum 3 metre wide easement over the new relocated trunk sewer line; and
- 2) a minimum 5 metre wide easement for stormwater

as shown in Services Easement Plan(drawing no. C3608:01:17 - Amendment A) prepared by Burchill VDM Pty Ltd.

This survey plan providing for this easement must be lodged with the Council for signing and sealing prior to any development permit for building works being issued for the site.

This easement must be made, with the survey plans being registered with the Titles Office, prior to the use of Stage 1 commencing.

2.14 Reticulated Water Supply Connection

The developer must connect the proposed development to the existing reticulated water supply system.

Where the existing reticulated water supply does not currently service the site or is not an adequate capacity, the developer is to pay the Council its estimated cost to construct the required connection/s to the site.

Requests for connections and estimates must be made to the Council in writing, with details of work required specified. The payment for such works is to be made prior to works being carried out.

2.15 Sewerage Connection

The developer must connect the proposed development to the existing sewerage system.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer must pay the Council its estimated cost to construct the required connections.

Requests for connections and estimates must be made to the Council in writing, with details of work required specified. The payment for such works is to be made prior to works being commenced.

Delete

~~2.16 Sewerage Considerations – Building Design~~

~~The existing trunk sewer line under the proposed building D shall be relocated as shown in DWG.NO. DA-SH3, ISSUE DA2 dated 02-06-09 by 'ThinkTank' architects at no cost to Council. All connections to the existing sewer line shall be done by Redland Water.~~

~~All footings must be located a minimum of 1.5 metres off the alignment of the sewers. Alternatively, where footings are located closer than 1.5 metres they are extended to at least 300mm below the zone of influence by either:~~

- ~~a. piers or continuous footing with a minimum of 1 metre horizontal distance to the underground utility infrastructure; or~~
- ~~b. where footing will be within 1 metre, but not closer than 600mm to underground infrastructure, the pipe is replaced with a pipe that achieves a minimum structural strength, and serviceability, such as K12 ductile iron internal lined with polyurethane and externally treated with a layer of zinc and coated with bitumen, that has a future life in excess of 50 years.~~

~~No footings or piers are permitted to cross, be placed vertically above, or closer than 600mm horizontally to a sewer;~~

~~Building foundations must be designed such that no additional loads, associated with the building, are imposed on the sewer trench.~~

Insert

2.16 Sewerage Considerations – Building Design

The existing trunk sewer line under the proposed building D (now building T4) shall be relocated as shown in DWG.NO. DA-SH3, ISSUE DA2 dated

02-06-09 by 'ThinkTank' architects at no cost to Council. All connections to the existing sewer line shall be done by Redland Water.

All footings must be located a minimum of 1.5 metres off the alignment of the sewers. Alternatively, where footings are located closer than 1.5 metres they are extended to at least 300mm below the zone of influence by either:

- a. piers or continuous footing with a minimum of 1 metre horizontal distance to the underground utility infrastructure; or**
- b. where footing will be within 1 metre, but not closer than 600mm to underground infrastructure, the pipe is replaced with a pipe that achieves a minimum structural strength, and serviceability, such as K12 ductile iron internal lined with polyurethane and externally treated with a layer of zinc and coated with bitumen, that has a future life in excess of 50 years.**

No footings or piers are permitted to cross, be placed vertically above, or closer than 600mm horizontally to a sewer;

Building foundations must be designed such that no additional loads, associated with the building, are imposed on the sewer trench.

2.17 Underground Stormwater Storage

Prior to works commencing, the developer must apply for and receive an approval from the Council for Operational Works-Compliance Assessment for engineering plans and specifications for the stormwater drainage for the underground retention tank. The proposed system shall comply with AS 3500.3:2003 Plumbing and Drainage- Stormwater Drainage and in accordance with the Council's standards and the requirements of the Queensland Urban Drainage Manual (QUDM).

The system is to be designed and certified by a suitably qualified Structural / Hydraulic Engineer who is a Registered Professional Engineer of Queensland (RPEQ). The stormwater drainage is also to be in accordance with the Council's standards and the requirements of the Queensland Urban Drainage Manual (QUDM).

The supporting documentation for this application will include a maintenance and pest control program for the proposed system.

2.18 Earthworks

If the development of the subject property requires soil to be imported or exported, the developer must identify the allotments that would be used for borrowing or filling and must advise the Council of such works. Any significant borrowing or filling may require the approval of the Council. If clarification is required on the significance of the works to be undertaken, contact should be made with the Council to determine relevant approvals required.

- a) Excavation and fill protects the safety of people and property by -**
 - i. where involving gradients or embankments comply with Schedule 5, Division 5 of the Building Regulations 2006;**
 - ii. ensuring retaining walls or structures –**

- are designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures;
 - have a design life of not less than 60 years;
- iii. ensuring compaction is carried out in accordance with -
- Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments;
 - Australian Standard 2870:1996 - Residential slabs and footings - construction.
- b) Excavation and fill prevent land or water contamination, or the harbourage of vermin by ensuring –
- i. the controlled use of clean, dry, solid, inert building material as per section 4 of Australian Standard 3798:2007 - Guidelines on earthworks for commercial and residential developments; and
 - ii. where the site contains contaminated material, the removal of contaminated material is disposed to an approved landfill under the conditions of a disposal permit issued under the *Environmental Protection Act 1994*.

2.19. Car Parking and Internal Driveways

~~Prior to works commencing, the developer must apply for and receive an approval from the Council for Operational Works – Compliance Assessment (Engineering) for engineering plans and specifications for the construction of proposed car parking facilities and internal driveways. The following issues are to be addressed:~~

- ~~a) Compliance with Australian Standard AS 2890.1: Off Street Parking – Car Parking Facilities.~~
- ~~b) Car parking spaces are to be line marked.~~
- ~~c) Where the driveway is longer than 20 metres, there will be a requirement to provide a slow point of 15 km/hour into the roadway.~~
- ~~d) Provision is to be made for vehicles to turn within the subject site so as to enter and exit the property in a forward gear, without encroachment into formal visitor parking spaces.~~
- ~~e) Parking areas should not be used for general storage or any purpose other than the parking of motor vehicles.~~
- ~~f) Construction must comply with the following:~~
- ~~g) Surfacing is to be a bituminous seal coat, asphalt, concrete, or pavers, and~~
- ~~h) Properly constructed, drained and maintained to good engineering standards.~~
- ~~i) All site earthworks, drainage and pavement construction are to be designed and supervised by a Registered Professional Engineer, Queensland (RPEQ). Testing is to be carried out by NATA Registered Laboratories. Prior to occupancy or the use commencing, the Supervising Engineer must submit a certificate certifying that all work~~

~~has been satisfactorily completed to the quality control criteria for this site.~~

2.19 Car Parking and Internal Driveways

Prior to works commencing, apply for and receive an approval from the Council for Compliance Assessment for engineering plans and specifications for the construction of proposed car parking facilities and internal driveways. Address the following issues:

- a) Compliance with Australian Standard AS 2890.1: Off Street Parking – Car Parking Facilities.
- b) Car parking spaces are to be line marked.
- c) Where the driveway is longer than 20 metres, there will be a requirement to provide a slow point of 15 km/hour into the roadway.
- d) Provision is to be made for vehicles to turn within the subject site so as to enter and exit the property in a forward gear, without encroachment into formal visitor parking spaces.
- e) Parking areas should not be used for general storage or any purpose other than the parking of motor vehicles.
- f) Construction must comply with the following:
 - i. Surfacing is to be a bituminous seal coat, asphalt, concrete, or pavers, and
 - ii. Properly constructed, drained and maintained to good engineering standards.
- g) All site earthworks, drainage and pavement construction are to be designed and supervised by a Registered Professional Engineer, Queensland (RPEQ). Testing is to be carried out by NATA Registered Laboratories. Prior to occupancy or the use commencing, the Supervising Engineer must submit a certificate certifying that all work has been satisfactorily completed to the quality control criteria for this site.

Delete

- ~~h) Provide a minimum 9m wide internal accessway reserve to allow for a 6m wide unobstructed internal accessway, pedestrian footpath and landscaping between future buildings (Buildings C and D) and ensure that the accessway has a minimum 3.5m unobstructed vertical clearance along its entire width, in accordance with the requirements of the Access and Parking Code in the Redlands Planning Scheme.~~

Insert

- h) Provide a minimum 9m wide internal accessway reserve to allow for a 6m wide unobstructed internal accessway, pedestrian footpath and landscaping between future buildings (Townhouses) and ensure that the accessway has a minimum 3.5m unobstructed vertical clearance along its entire width, in accordance with the requirements of the Access and Parking Code in the Redlands Planning Scheme.

~~2.20 Public Open Space Contribution~~

~~A public open space contribution must be made to the Council in accordance with Redlands Planning Scheme – Part 11, Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 5 – Open Space.~~

~~Payment of infrastructure contributions must be made at the time of a request for a plumbing final inspection for each stage or prior to the use commencing for each stage, whichever is the sooner.~~

~~2.21 – Transport Infrastructure Charges Contributions~~

~~A contribution for local transport infrastructure must be made to Council, at the rate applicable at the time of payment. The amount payable for this development must comply with Chapter 4 of Planning Scheme Policy 3 in the Redlands Planning Scheme. This contribution does not cover the cost of local road works necessary for the development that are not part of the roadworks identified in the above mentioned Council policy and that all such costs are the responsibility of the applicant. In this regard the following comments are made:~~

- ~~• The current rate for 2009/2010 per equivalent tenement is \$12,685.54;~~
- ~~• The conversion factors (where relevant) for various residential uses are contained in the policy;~~
- ~~• The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the policy. This is based on multiplying the maximum number of equivalent tenements permitted on the site by the rate per equivalent tenement by the conversion factor for the particular development proposed;~~
- ~~• The rate of contribution is reviewed annually on 01 July.~~

~~Payment of infrastructure contributions must be made at the time of a request for a plumbing final inspection for each stage or prior to the use commencing for each stage, whichever is the sooner.~~

~~Any credits for contributions previously paid to Council may be claimed as contributing towards the amount due.~~

~~2.22 – Cycleway Infrastructure Contribution~~

~~A contribution for Cycleway Infrastructure must be made to Council, at the rate applicable at the time of payment. The amount payable for this development must comply with Chapter 4A of Planning Scheme Policy 3 in the Redlands Planning Scheme. This contribution is required to fund new and/or improved infrastructure needed to manage the future growth on the Council's mainland. In this regard the following comments are made:~~

- ~~• The current rate for 2009/2010 per equivalent tenement is \$1,397.46;~~
- ~~• The conversion factors (where relevant) for various residential uses are contained in Chapter 4A of Planning Scheme Policy 3 in the Redlands Planning Scheme;~~
- ~~• The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the policy. This is based on multiplying the maximum number of equivalent tenements permitted on the site by the rate per equivalent tenement by the conversion factor for the particular development proposed;~~
- ~~• The rate of contribution is reviewed annually on 01 July.~~

~~Payment of infrastructure contributions must be made at the time of a request for a plumbing final inspection for each stage or prior to the use commencing for each stage, whichever is the sooner.~~

~~Any credits for contributions previously paid to Council may be claimed as contributing towards the amount due.~~

~~2.23 Stormwater Infrastructure Contribution~~

~~A contribution for stormwater Infrastructure must be made to Council, at the rate applicable at the time of payment. The amount payable for this development must comply with Chapter 8 of Planning Scheme Policy 3 in the Redlands Planning Scheme. The purpose of this contribution is to ensure that all areas within the Redlands have effective stormwater infrastructure with sufficient capacity. In this regard the following comments are made:~~

- ~~• The conversion factors (where relevant) for various uses are contained in the policy;~~
- ~~• The amount of contribution for a particular development is to be determined in accordance with Clause 1.4 of the policy;~~
- ~~• The rate of contribution is reviewed annually on 01 July.~~

~~Payment of infrastructure contributions must be made at the time of a request for a plumbing final inspection for each stage or prior to the use commencing for each stage, whichever is the sooner.~~

~~Any credits for contributions previously paid to Council may be claimed as contributing towards the amount due.~~

~~2.24 Sediment and Erosion~~

- ~~i) Prior to and during the construction and maintenance phases of this development, the developer is to be responsible for the installation and maintenance of erosion and sediment management facilities. These facilities must accord with the specific outcomes of the Erosion Prevention and Sediment Control Code until the site works are completed.~~
- ~~j) At all times the development is to adhere to the “Erosion Prevention and Sediment Control Code” and chapter 4 “Erosion Prevention and Sediment Control” of Policy 9 “Infrastructure Works”.~~

3.0 Performance Bonding Agreement

~~3.1 In accordance with Planning Scheme Policy 3 – Contributions and Security Bonding, the lodgement of security with the Council in accordance with the table in Condition 3.2 is required to guarantee completion of works to be done in accordance with this approval.~~

~~3.2 All payments to be made to the Council and/or money to be deposited and/or bond to be lodged pursuant to any condition of this approval must be made:~~

- ~~a) Prior to an application for approval of building works on the site being lodged; or~~
- ~~b) Prior to Council being required to issue any approval for Operational Works – Compliance assessment; or~~

c) Prior to any construction works or the use commencing; (whichever is the sooner).

Item	Amount	Drawn down	Returned
Engineering Infrastructure external to the site	Stage 1 - \$50,000	to the greater of \$1,000 and 5% of the value of works, when accepted On Maintenance by the Council	When works are accepted Off Maintenance by the Council (Note – There is a minimum maintenance period of 6 months for each stage).
Landscaping	Stage 1 - \$40,000.00 Stage 2 - \$30,000.00 Stage 3 - \$20,000.00 Stage 4 - \$40,000.00 Stage 5 - \$30,000.00		When works are accepted 'Off Maintenance' by the Council (Note – There is a minimum maintenance period of 6 months for each stage).
General performance	Stage 1 - \$30,000 Stage 2 - \$5,000 Stage 3 - \$5,000 Stage 4 - \$5,000 Stage 5 - \$5,000	not applicable	When all conditions associated with this approval have been complied with, as accepted by the Council.
STAGED TOTALS	Stage 1 - \$90,000 Stage 2 - \$35,000 Stage 3 - \$25,000 Stage 4 - \$45,000 Stage 5 - \$35,000		

3.3 In the case of failure to comply with the above conditions, the Council may cause the necessary work to be carried out and may deduct the cost thereof from the money deposited and/or bond held. Should such cost exceed the security held, the applicant(s) and/or the developer and/or their successor must on demand pay to the Council the amount of the works.

Note: The approval of this development remains with the land. Accordingly, the responsibility for compliance with the conditions of approval remains with the owner(s) of the land.

ADDITIONAL PERMITS / APPROVALS REQUIRED

1. This approval does not allow development to be carried out. Further development permits are required for building works and plumbing and drainage works.

-
2. **Operational Works – Compliance Assessment approvals (from the Council) are required for:**
 - **Engineering**
 - External roadworks and drainage works;
 - Internal car parking and stormwater drainage works;
 - Water and sewer supply;
 - Earthworks;
 - **Landscaping.**
 3. **Building Works – Compliance Assessment approvals (from the Council) are required for:**
 - **Building Works (Demolition)**
 - Referral Agency Assessment through Redland City Council to undertake the demolition works or potential asbestos removal is required prior to seeking and obtaining a formal building approval;
 4. **A road opening permit must be obtained from the Council where any works are proposed within an existing road reserve. This approval must be obtained prior to the works commencing.**
 5. **Capping of sewer**
 - The applicant must lodge a “Capping of Sewer” application with Redland Shire Council’s Plumbing Department prior to the demolition of any existing buildings on the development property/ies.

ADVICE

~~1 Relevant Period~~

~~This development permit for a material change of use will remain current for a period of eight (8) years starting the day the approval takes effect, as the Integrated Planning Act 1997.~~

2 Fire Ants

Certain areas within Redland Shire have been identified as having an infestation of the Red Imported Fire Ant (RIFA). The movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw or mulch/green waste/fuel into, within and out of the Shire from a property inside a restricted area is subject to approval of the Department of Primary Industries (DPI) - RIFA Movement Controls. Further information can be obtained from the DPI Call Centre 13 25 23 or on their web site www.dpi.qld.gov.au/fireants

3 Bioretention Basin

The developer is advised to consider providing the future body corporate with detailed plans of the bioretention system and an estimate of the maintenance schedule and costs over the expected lifetime of the system. It is expected that the soil media and vegetation will require replacing at some time. The software used to predict the system’s performance may be able to assist in providing this estimate. It is advisable to ensure that sufficient access for vehicles is maintained for maintenance purposes, and to note that the presence of features such as the boardwalk may need to be considered.

~~4 Water and Sewer Headworks Contributions~~

~~Conditions requesting payment of Water and Sewer Headworks Contributions are no longer included in the Decision Notice. Water and Sewer Headworks Contributions, under Policy 3 of the Redlands Planning Scheme, are now levied by way of an Infrastructure Charges Notice issued by Allconnex Water.~~

CONCURRENCE AGENCY CONDITIONS**~~1. State Development, Infrastructure and Planning~~**

~~Refer to the conditions in the attached correspondence from SARA dated 28 November 2014.~~

~~2. State Development, Infrastructure and Planning~~

~~Refer to the conditions in the attached correspondence from SARA dated 07 August 2014.~~

3. State Department of Infrastructure, Local Government and Planning

Refer to the conditions in the attached correspondence from SARA (Reference No. 1710-2141 SRA) dated 22 December 2017.

MCU17/0068 – Attachment 1 – Locality Map

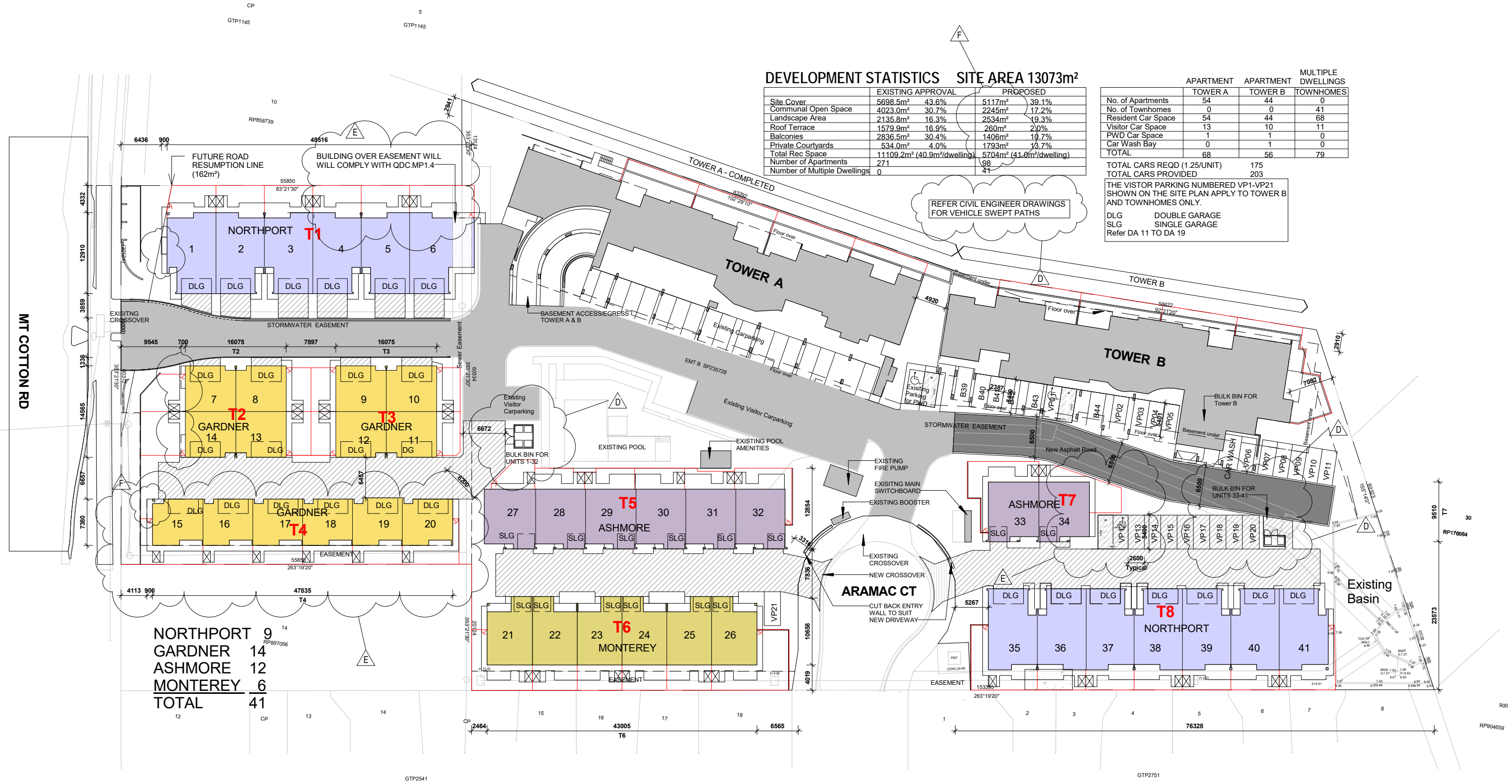


MCU17/0068 – Attachment 2 – Aerial Map



MCU17/0068 – Attachment 3 – Zone Map





NORTHPORT	9
GARDNER	14
ASHMORE	12
MONTEREY	6
TOTAL	41



ABN 22 010 071 744
 DESIGNERS AND BUILDERS OF QUALITY HOMES EST. 1952
 301/50 MARINE PARADE
 SOUTHPORT Q 4215
 P. 07 5528 0111
 F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
D	REFUSE COLLECTION AMENDMENTS, SWEEP PATH DELETED REFER ENG.	15.01.18
E	MOVE BUILDING T4 & ADD "BUILD OVER EASEMENT" NOTE TO T1. CONVERT VP12 TO PWD SPACE	09.02.18
F	ADD BALCONIES TO MT COTTON RD FRONTAGE	17.02.18

Project
41 MULTIPLE DWELLING UNITS & 98 APARTMENTS

Location
54-58 MT COTTON RD, CAPALABA

Client
RESIDENT PROPERTY PTY LTD

Sheet Name
SITE PLAN (OVERALL LAYOUT)

Scale
1 : 600

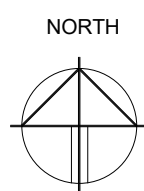
Project Number
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Drawn by
TB

Drawing Number
DA-01

Date
AUGUST 2017

Revision
F



COMMUNAL OPEN SPACE AREA 2245m² (17.2% SITE AREA)

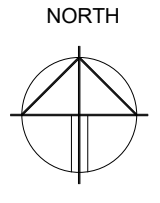


ABN 22 010 071 744
 DESIGNERS AND BUILDERS
 OF QUALITY HOMES EST. 1952
 301/50 MARINE PARADE
 SOUTHPORT Q 4215
 P. 07 5528 0111
 F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE TOWER B ROOF TERRACE	14.10.17
D	REFUSE COLLECTION AMENDMENTS. SWEEP PATH DELETED REFER ENG.	15.01.18
E	MOVE BUILDING T4 & ADD "BUILD OVER EASEMENT" NOTE TO T1. CONVERT VP12 TO PWD SPACE	09.02.18

Project
 41 MULTIPLE DWELLING UNITS & 98 APARTMENTS
Location
 54-58 MT COTTON RD, CAPALABA
Client
 RESIDENT PROPERTY PTY LTD

Sheet Name
 COMMUNAL OPEN SPACE
Scale
 1 : 600
Project Number
 0000
Drawn by
 TB
Drawing Number
 DA-02
Date
 AUGUST 2017
Revision
 E



S:\Town House Developments_Current\Mt Cotton Road, CAPALABA\05 - DA\SITE PLAN_ADDITIONAL INFORMATION RESPONSE_170218.rvt

CP
GTP1145
5
GTP1145

PRIVATE COURTYARD AREA 1793m² (13.7% SITE AREA)

1	35.8	9	27.5	17	25.0	25	28.7	33	52.8	A101	61.4
2	36.4	10	26.1	18	25.0	26	78.4	34	40.0	A102	69.4
3	36.4	11	25.9	19	25.0	27	25.0	35	57.1	A103	69.4
4	36.4	12	27.5	20	34.4	28	25.3	36	27.5	A104	45.5
5	36.4	13	27.5	21	53.2	29	25.3	37	27.5	B101	32.8
6	50.3	14	49.6	22	28.9	30	26.8	38	27.5	B102	48.6
7	38.1	15	43.1	23	28.8	31	23.6	39	27.5	B103	42.5
8	27.5	16	27.0	24	28.8	32	36.8	40	27.5	B104	27.5
						41		41	39.2		



ABN 22 010 071 744
DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE TOWER B ROOF TERRACE	14.10.17
C	IR RESPONSE	15.11.17
D	REFUSE COLLECTION AMENDMENTS. SWEEP PATH DELETED REFER ENG.	15.01.18
E	MOVE BUILDING T4 & ADD "BUILD OVER EASEMENT" NOTE TO T1. CONVERT VP12 TO PWD SPACE	09.02.18

Project
41 MULTIPLE DWELLING UNITS & 98 APARTMENTS

Location
54-58 MT COTTON RD, CAPALABA

Client
RESIDENT PROPERTY PTY LTD

Sheet Name
PRIVATE OPEN SPACE

Scale
1 : 600

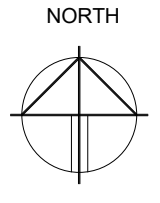
Project Number
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Drawn by
TB

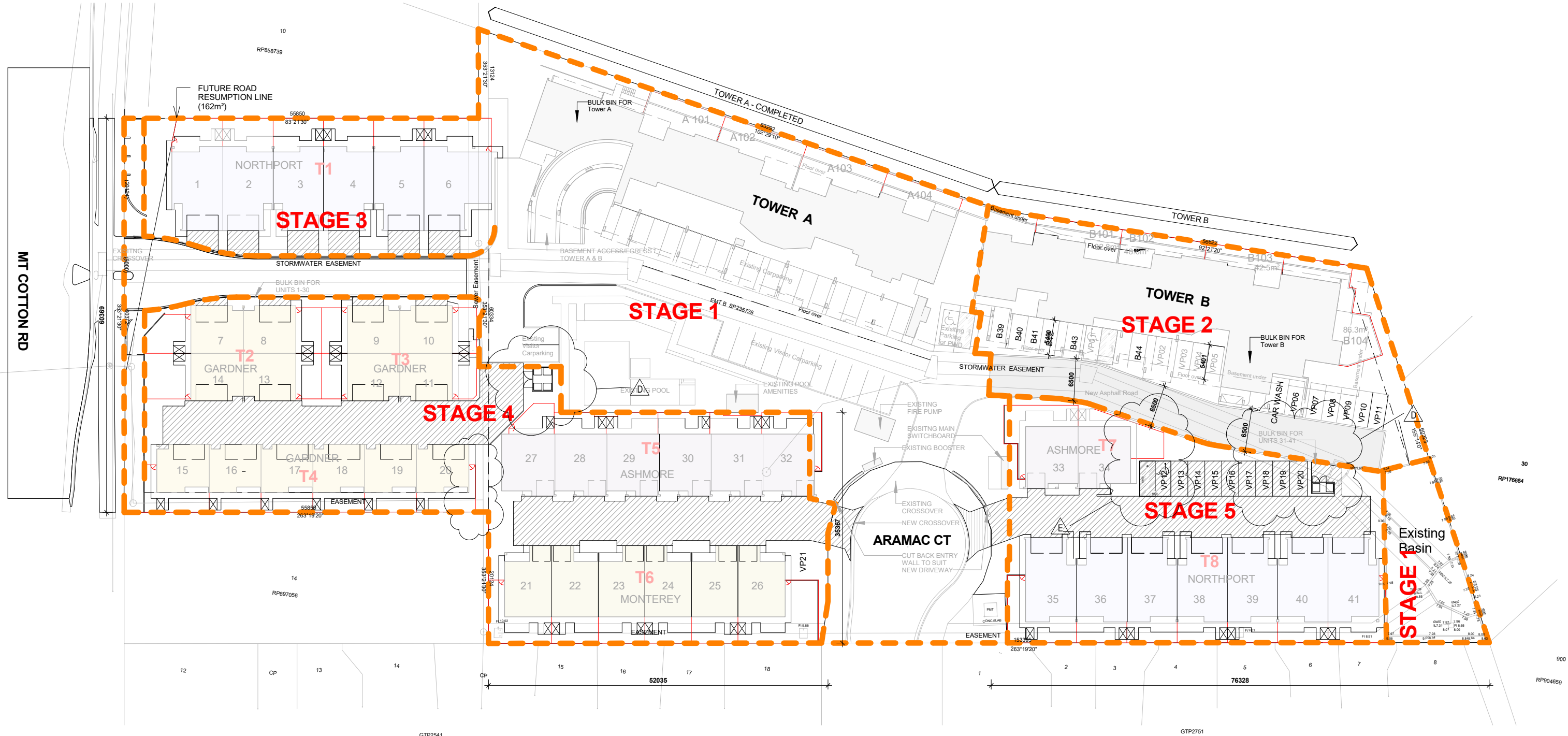
Drawing Number
DA-03

Date
AUGUST 2017

Revision
E



S:\Town House Developments_Current\Mt Cotton Road, CAPALABA\05 - DAISIE PLAN_ADDITIONAL INFORMATION RESPONSE_170218.rvt



ABN 22 010 071 744
 DESIGNERS AND BUILDERS
 OF QUALITY HOMES EST. 1952
 301/50 MARINE PARADE
 SOUTHPORT Q 4215
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No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE TOWER B ROOF TERRACE	14.10.17
C	IR RESPONSE	15.11.17
D	REFUSE COLLECTION AMENDMENTS. SWEEP PATH DELETED REFER ENG.	15.01.18
E	MOVE BUILDING T4 & ADD "BUILD OVER EASEMENT" NOTE TO T1. CONVERT VP12 TO PWD SPACE	09.02.18

Project
 41 MULTIPLE DWELLING UNITS & 98 APARTMENTS

Location
 54-58 MT COTTON RD, CAPALABA

Client
 RESIDENT PROPERTY PTY LTD

Sheet Name
 STAGING PLAN

Scale
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Project Number
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Drawn by
 TB

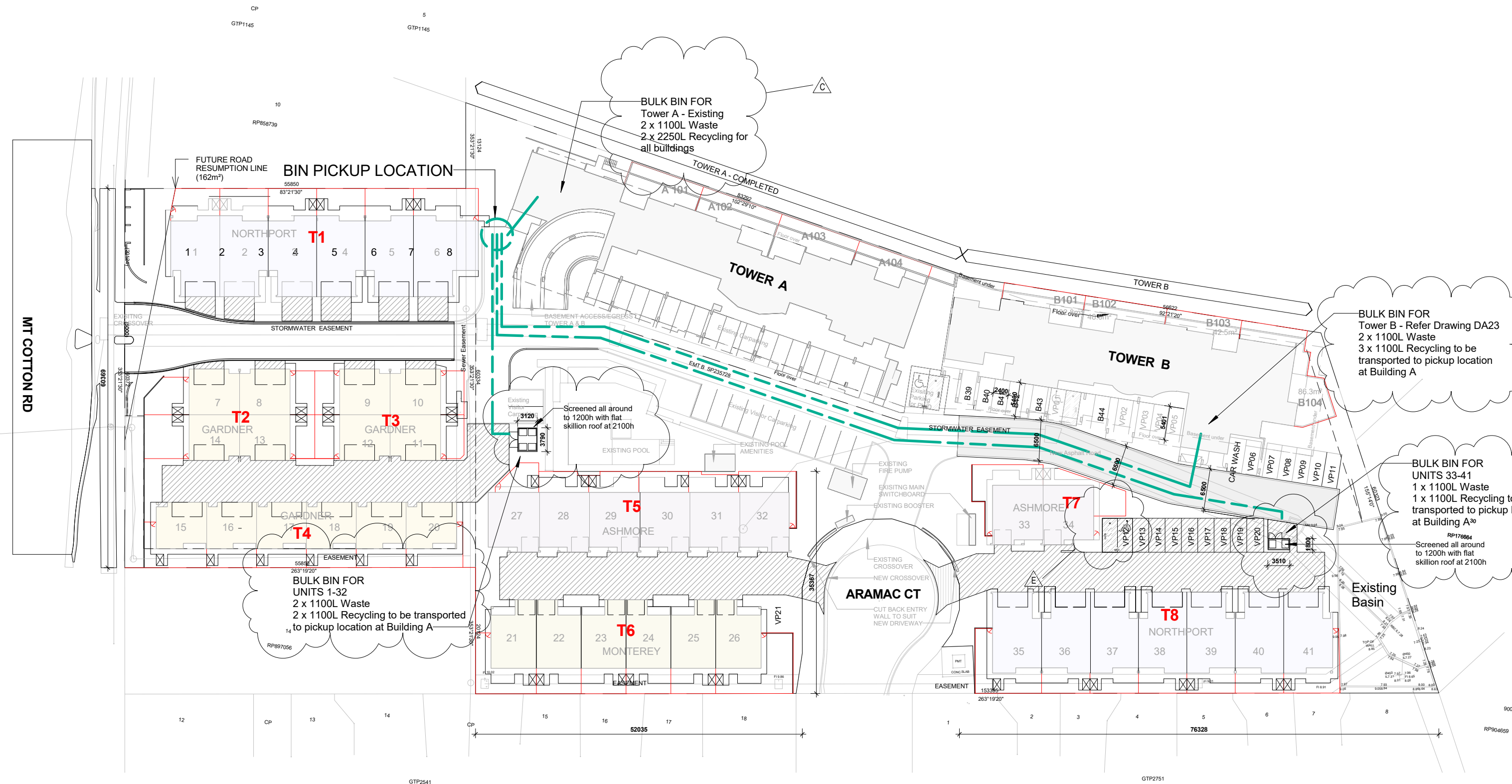
Drawing Number
 DA-04

Date
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Revision
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Project
41 MULTIPLE DWELLING UNITS & 98 APARTMENTS

Location
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Sheet Name
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Scale
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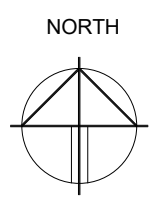
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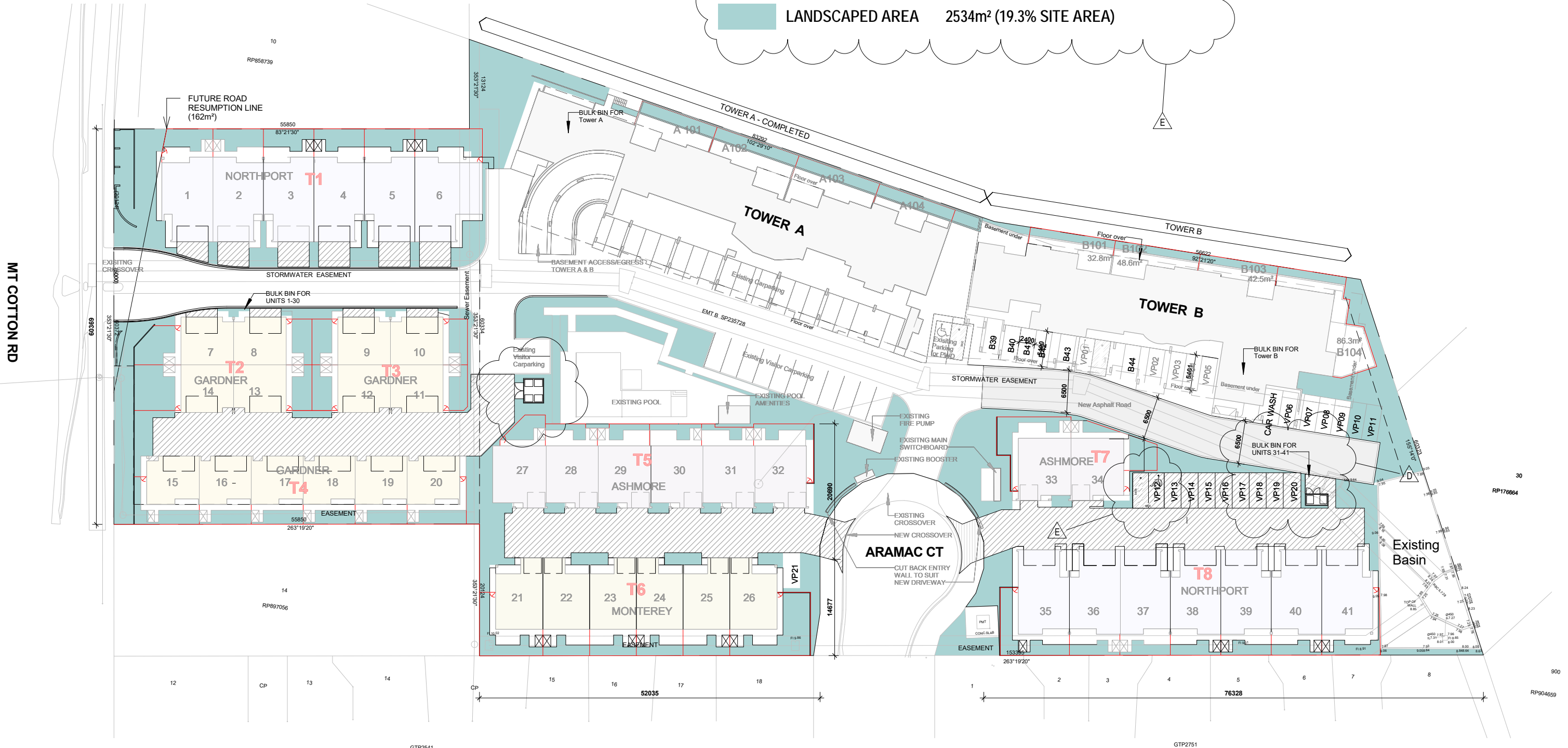
Drawing Number
DA-05

Date
AUGUST 2017

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LANDSCAPED AREA 2534m² (19.3% SITE AREA)



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Project
 41 MULTIPLE DWELLING UNITS & 98 APARTMENTS

Location
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Client
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Sheet Name
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Scale
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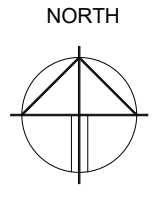
Project Number
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Drawing Number
 DA-06

Date
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E	MOVE BUILDING T4 & ADD "BUILD OVER EASEMENT" NOTE TO T1. CONVERT VP12 TO PWD SPACE	09.02.18
F	ADD BALCONYS TO MT COTTON RD FRONTAGE	17.02.18

Project
41 MULTIPLE DWELLING UNITS & 98 APARTMENTS

Location
54-58 MT COTTON RD, CAPALABA

Client
RESIDENT PROPERTY PTY LTD

Sheet Name
SITE COVER PLAN

Scale
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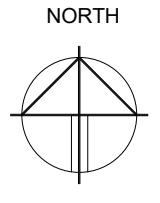
Project Number
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TB

Drawing Number
DA-07





Date
AUGUST 2017

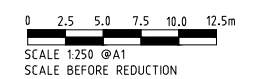
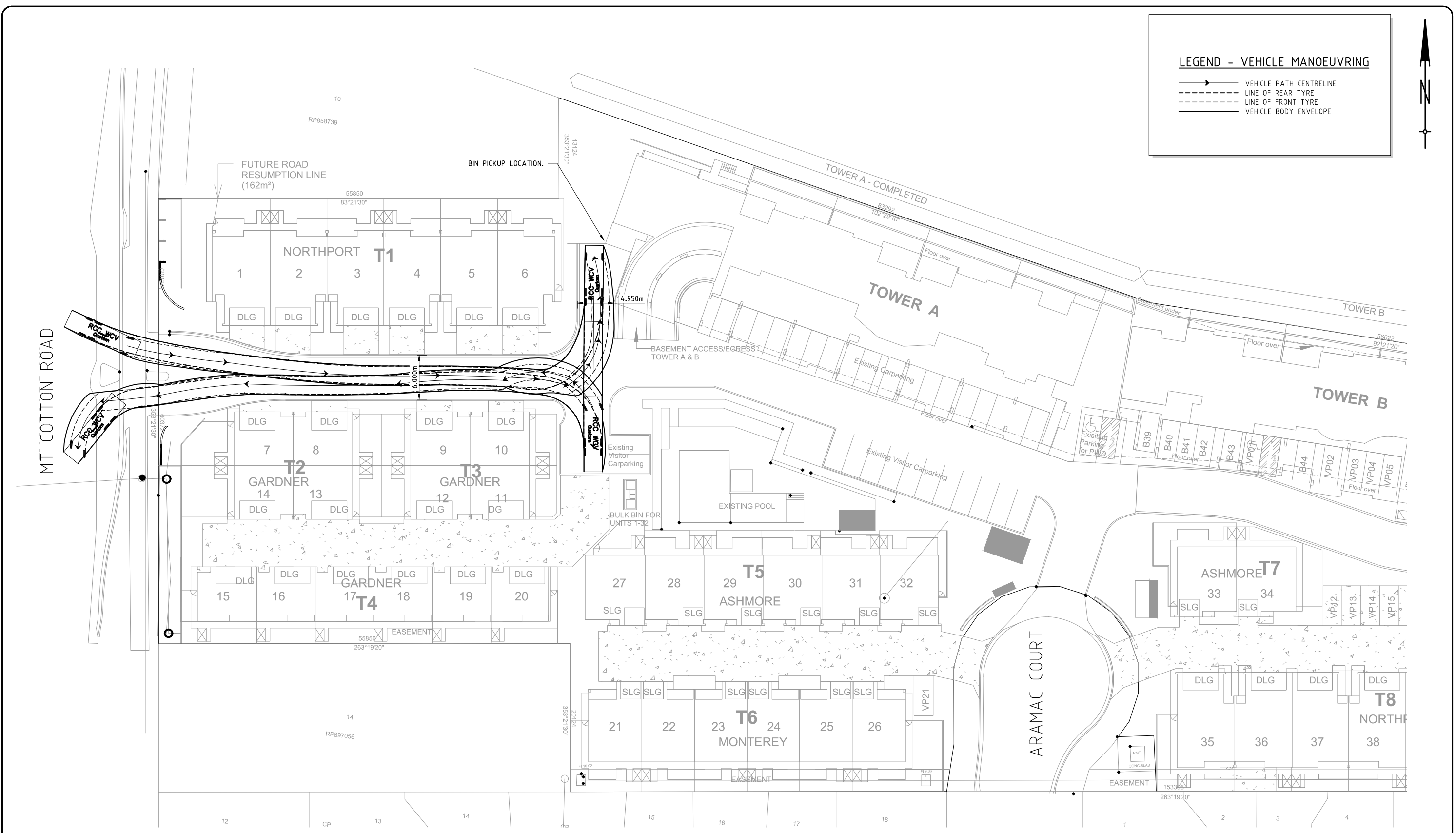
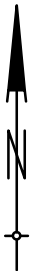
Revision
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LEGEND - VEHICLE MANOEUVRING

-  VEHICLE PATH CENTRELINE
-  LINE OF REAR TYRE
-  LINE OF FRONT TYRE
-  VEHICLE BODY ENVELOPE



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DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
15/01/18	A	SWEPT PATH ANALYSIS	TC				

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 Design Engineers Queensland
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 Civil, Structural and Soil Testing
 DEQ Consulting Pty Ltd t/a. ABN 53 965 711 248

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 E: civil@deq.com.au
 E: soiltesting@deq.com.au

PROPOSED MULTI-UNIT DEVELOPMENT
 54 MT COTTON ROAD, CAPALABA





HERAN BUILDING GROUP

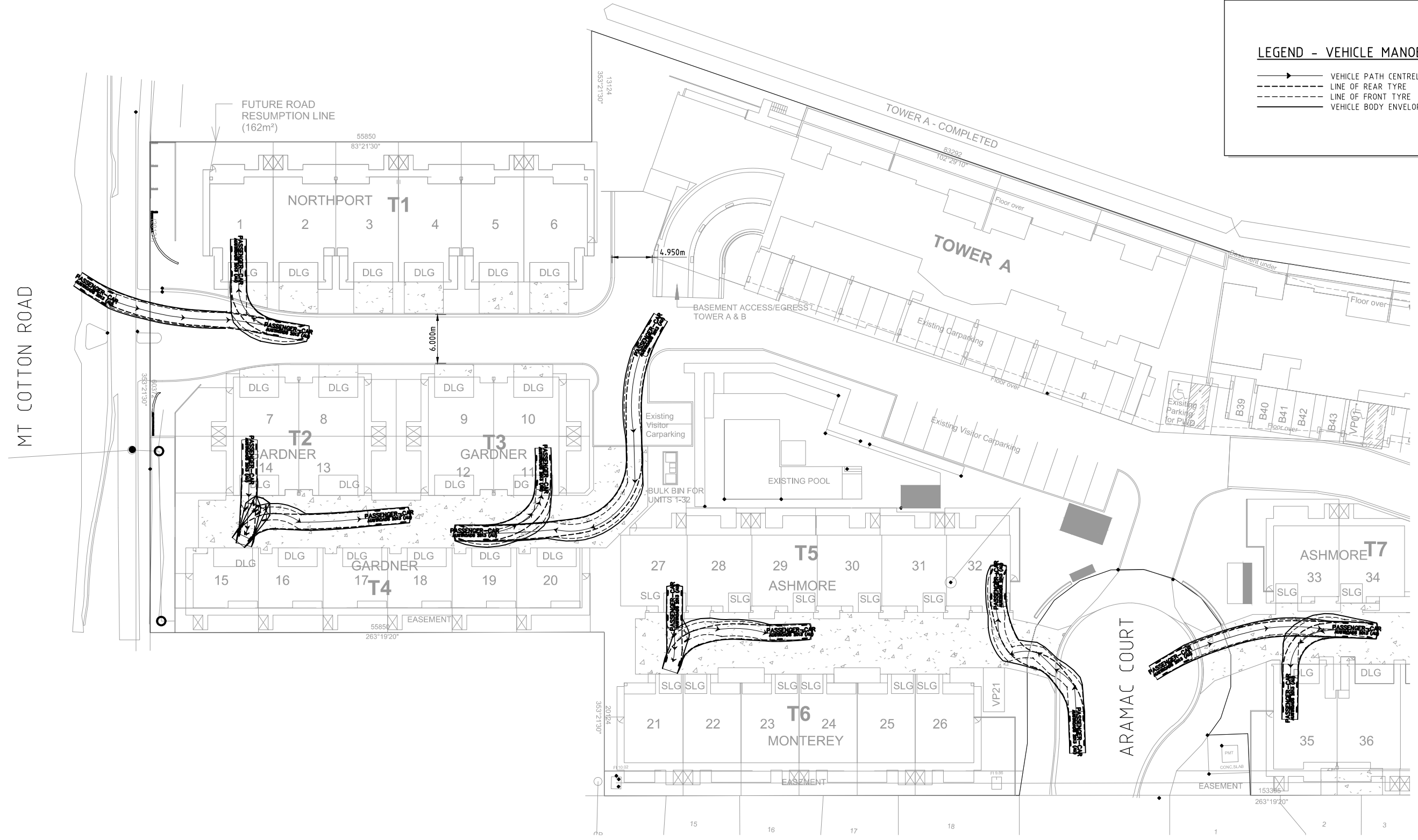
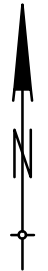
CIVIL SITEWORKS
 VEHICLE MANOEUVRE
 SWEPT PATH WCV

SCALE 1:250 @ A1	DATE JAN 2018
CONTACT: TC	SHEET 1 OF 2
13.3334	SK.101
JOB No.	DRG. No.
CHECKED	DATUM : AHD

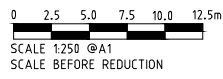
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LEGEND - VEHICLE MANOEUVRING

-  VEHICLE PATH CENTRELINE
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MT COTTON ROAD



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DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
15/01/18	A	SWEPT PATH ANALYSIS	TC				

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Design Engineers Queensland
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Civil, Structural and Soil Testing
DEQ Consulting Pty Ltd 1/6 ABN 53 965 711 248

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PROPOSED MULTI-UNIT DEVELOPMENT
54 MT COTTON ROAD, CAPALABA

HERAN BUILDING GROUP

CIVIL SITEWORKS
VEHICLE MANOEUVRE
SWEPT PATH CAR

SCALE 1:250 @ A1	DATE JAN 2018
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13.3334	SK.102
JOB No.	DRG. No.
CHECKED	DATUM : AHD

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54-58 Mount Cotton Road, Capalaba

Landscape Concept Plans for Development Application

DRAWING SCHEDULE

LP-00	COVER SHEET
LP-01	LANDSCAPE PLAN - PART 1 OF 2
LP-02	LANDSCAPE PLAN - PART 2 OF 2
LD-01	LANDSCAPE DETAILS
LD-02	LANDSCAPE PLANTING PALETTE

LANDSCAPE INTENT STATEMENT

Individual Courtyards
Each Individual Courtyard has a mix of landscaping and grassed open space, and each has a private shade tree placed to offer shade to the courtyard from the summer sun and from late afternoon sun. Screen shrubs are provided along boundary fence. Narrow beds between path and fence to be planted with climber species or grasses. Maintenance access is via side path, with turf replaced with paving or planting in units without side access.

Internal Roads
The Internal Roads have a mix of species and sizes including larger feature flowering trees in larger garden bed areas, and small column-form trees in smaller beds. Groundcover planting is a mix of turf or low-growing shrubs and grasses to maintain visibility for cars exiting driveways

Edging
All garden bed areas are to be edged with a concrete edge, unless otherwise specified

Fencing & Walls, Paths & Paving
Refer to Architect and Civil Engineer drawings for retaining wall, paving, path, driveway and fence details; Courtyard Timber fences to be 1800mm high to Architects detail

LEGEND	
	AS CONSTRUCTED
	AS PER EXISTING APPROVAL
SOFTSCAPE	
	TURF refer Specification
	PLANTING AREA: Refer Specification notes shrubs 1/m2; groundcovers 3/m2
	TREE mature height 4-5m
	SHADE TREE (Private Court or Internal Street) mature height 4-5m
	FEATURE SHRUBS
	SCREENING SHRUBS
PAVEMENTS	
	CONCRETE PATH/DRIVEWAY refer civil engineer plans
	INTERNAL ROAD refer civil engineer plans
	GRAVEL refer Specification
FENCES / EDGES / FIXTURES	
	CONCRETE GARDEN EDGE see detail: Drawing LD01
	CLOTHES LINE refer Architects Details

GENERAL SPECIFICATION NOTES

- These drawings must be read in conjunction with the drawing package from the consultant team including architectural and all engineering drawings.
- Do not scale from these drawings - use figured dimensions.
- SERVICES**
Verify the 'as built' location of all existing services before excavation works are started. Services shown are indicative only.
- SURFACE LEVELS**
Final surface levels to be verified on site. All adjacent surfaces are to be level and flush unless stated or documented otherwise.
- FALLS**
All surface falls to be directed away from buildings for a minimum of 1200mm. All pavement, planting & turf areas to be graded evenly. Ponding is unacceptable. Maximum grade for turf areas to be 1:5 and for garden areas to be 1:4
- MATERIALS & FINISHES**
Refer Materials & Finishes Schedule for all elements contained within these drawings.
- DESIGN FOR ACCESS AND MOBILITY**
All external works to comply with AS 1428 Parts 1 & 4. Longitudinal grades no steeper than 1 in 20 and crossfall grades no steeper than 1 in 40.
- GARDEN EDGES**
As shown on drawings and as specified between turf and garden areas
- PLANTING AREAS**
Remove existing grass. Cultivate to a depth of 150mm, place 300mm imported topsoil and 100mm of mulch as specified. Mound all planting areas min. 200mm above adjacent hard surfaces to allow positive drainage. Soil blends to comply with AS 4419.
- TREE PLANTING**
Plant trees as specified according to tree planting details 1 & 1a, on drawing LPP-00.
- TURFING AREA**
Remove existing grass. Cultivate subgrade to depth of 150mm and place site topsoil to areas to be turfed to a depth of 100mm. Landscape Contractor is to prepare the insitu topsoil, removing rocks and clods etc., and make good for the placing of turf. Place 25mm turf as specified.
- FIRE ANTS & MYRTLE RUST**
All plant and landscape materials provided are to be certified free of fire ants and Myrtle Rust. The contractor will be liable to replace plants or materials found with fire ants and Myrtle Rust and appropriately treat the site at their cost.

MATERIALS & FINISHES SCHEDULE

CODE / ITEM	REQUIREMENTS
SOILS	
To Planting Areas	300mm depth Imported Topsoil to AS4419 table 1
To Turfed Areas	100mm depth Imported Topsoil to AS4419
FERTILISER	
To Planting Areas	Each Plant: N.P.K. Ratio 20:4:3:4.1 Apply as per manuf. recommendations. Min. 2 tablets per plant. Agriform 10gm Tablets or similar General - Prior to placing mulch Apply 'dynamic litter' at manuf. recommended rate
To Turfed Areas	Prelaying- N.P.K. Ratio: 4:2:5:7:6:7 Type: GroForce 101 or similar Application Rate: 4kg/100m2 Establishment- N.P.K. Ratio: 10:1:2:4:9:5 Type: GroForce 201 or similar Application Rate: 4kg/100m2
MULCH	
M1: Mulch type 1	75mm depth of 25mm Hoop Pine Mulch
GRASSING	
Turf	A-grade green couch wintergreen - 25mm thick
EDGING	
CE: Concrete Edge	Type: Formed reinforced insitu concrete to detail Dwg LD01 Colour: Charcoal
ESTABLISHMENT / MAINTENANCE	
All planting and turf areas and all other elements	
Streetscape	52 weeks



Key Plan & Context

ISSUE	AMENDMENT	DATE	DRWN	CHKD
A	Landscape Concept Plan (DA)	23-11-2017	RM	DJ



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LANDSCAPE ARCHITECTURE ■ ENVIRONMENT

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PO Box 436, New Farm Q 4005
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■ Drawing Title:
COVER SHEET & NOTES

■ Project:
54-58 Mount Cotton Road,
Capalaba

■ Client:
Heran Building Group Pty Ltd

■ Scale:
N/A

■ Drawing Number:
LP-00

■ Project Number:
17-0451L

0 5 10 15 20
METRES



MT COTTON RD



ISSUE	AMENDMENT	DATE	BY	CHKD
A		23-11-2017	RM	DU

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 - FEATURE SHRUBS
 - SCREENING SHRUBS
- PAVEMENTS**
- CONCRETE PATH/DRIVEWAY refer civil engineer plans
 - INTERNAL ROAD refer civil engineer plans
 - GRAVEL refer Specification
- FENCES / EDGES / FIXTURES**
- CONCRETE GARDEN EDGE see detail: Drawing LD01
 - CLOTHES LINE refer Architects Details

WOLTER consulting group

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Drawing Title:
LANDSCAPE CONTEXT PLAN
 PART 1 of 2

Project:
 54-58 Mount Cotton Road,
 Capalaba

Client:
 Heran Building Group Pty Ltd

Scale:
 1:400 @ A3 / 1:200 @ A1

Drawing Number:
 LP-01

Project Number:
 17-0451L

Landscape buffer to adjoining residential



ISSUE	AMENDMENT	DATE	DRWN	CHKD
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■ Drawing Title:
LANDSCAPE CONTEXT PLAN
 PART 2 of 2

■ Project:
 54-58 Mount Cotton Road,
 Capalaba

■ Client:
 Heran Building Group Pty Ltd

■ Scale:
 1:500 @ A3 / 1:250 @ A1

■ Drawing Number:
 LP-02

■ Project Number:
 17-0451L

0 2 4 6 8
 METERS

Planting Palette

Groundcovers				
Code	Botanical name	Common Name	Stock Size	Staking
DIA bre	DIANELLA brevipedunculata	Fruited Flax Lily	140mm	n/a
DIA cae	DIANELLA caerulea	Blue Flax Lily	140mm	n/a
DIE bic	DIETES bicolor	Yellow Wild Iris	140mm	n/a
HYM lit	HYMENOCALLIS littoralis	Spider Lily	140mm	n/a
LIR EG	LIRIOPE "Evergreen Giant"	Turf Lily	140mm	n/a
LIR SW	LIRIOPE "Stripey White"	Stripey White Turf Lily	140mm	n/a
LOM sha	LOMANDRA shara	Shara Lomandra	140mm	n/a
MYO ell	MYOPORUM ellipticum	Costal Myoporum	140mm	n/a
MYO par	MYOPORUM parvifolium	Creeping myoporum	140mm	n/a
TRA jas	TRACHELOSPERMUM jasminoides	Tricolour Star Jasmine	140mm	n/a
POA lab	POA labillardieri	Tussock Poa	140mm	n/a
Shrubs				
Code	Botanical name	Common Name	Stock Size	Staking
AGA att	AGAVE attenuata	Agave	300mm	n/a
ALO bri	ALOCASIA brisbanensis	Spoon Lily	300mm	n/a
COD var	CODIAEUM variegatum	Croton	300mm	n/a
COR rub	CORDYLNE rubra	Palm Lily	300mm	n/a
COR str	CORDYLNE stricta	Slender Palm Lily	300mm	n/a
DOR exc	DORYANTHES excelsa	Gynea Lily	300mm	n/a
GRE MP	GREVILLEA "Misty Pink"	Misty Pink Grevillea	300mm	n/a
GRE HG	GREVILLEA "Honey Gem"	Honey Gem Grevillea	300mm	n/a
GRE RG	GREVILLEA "Robyn Gordon"	Robyn Gordon Grevillea	200mm	n/a
IXO GB	IXORA "Golden Ball"	Golden Ball Ixora	200mm	n/a
MEL CT	MELALEUCA "Claret Tops"	Claret Tops	300mm	n/a
PHI xan	PHILODENDRON "Xanadu"	Xanadu	300mm	n/a
STR reg	STRELITZIA reginae	Bird of Paradise	200mm	n/a
SYZ cas	SYZYGIUM "Cascade"	Cascade Lilly Pilly	300mm	n/a
ZAM fur	ZAMIA furfuracea	Cardboard palm	300mm	n/a
Small Trees				
Code	Botanical name	Common Name	Stock Size	Staking
BUC cel	BUCKINGHAMIA celsissima	Ivory Curl	45L	1
CUP ana	CUPANIOPSIS anacardiodes	Tuckeroo	45L	2
CYA coo	CYATHEA cooperi	Australian tree fern	45L	2
ELA PD	ELAEOCARPUS "Prima Donna"	Prima Donna	45L	1
ELA ret	ELAEOCARPUS reticulatus	Blueberry Ash	45L	1
RHA exc	RHAPHIS excelsa	Broadleaf Lady Palm	45L	1
SYZ AS	SYZYGIUM "Aussie Southern"	Aussie Southern Lilly Pilly	45L	1
XAN chr	XANTEHSTEMON chrysantus	Golden Penda	45L	1

Delete Weed Species

ISSUE	AMENDMENT	DATE	DRWN	CHKD
A	Landscape Concept Plan (DA)	28-11-2017	RM	DJ



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■ Drawing Title:
 PLANTING PALETTE

■ Project:
 54-58 Mount Cotton Road,
 Capalaba

■ Client:
 Heran Building Group Pty Ltd

■ Scale:
 N/A

■ Drawing Number:
 LD-02

■ Project Number:
 17-0451L





1 MT COTTON ROAD ELEVATION
1 : 200



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No.	Description	Date
A	DA ISSUE	23.08.17
F	ADD BALCONYS TO MT COTTON RD FRONTAGE	17.02.18

Project
41 MULTIPLE DWELLING UNITS & 98 APARTMENTS

Location
54-58 MT COTTON RD, CAPALABA

Client
RESIDENT PROPERTY PTY LTD

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Sheet Name		
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Scale	Drawn by	Date
1 : 200	TB	AUGUST 2017
Project Number	Drawing Number	Revision
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1 ARAMAC CRT_EAST
1 : 200



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Sheet Name
ARAMAC CRT STREETSCAPE

Scale
1 : 200

Drawn by
TB

Date
AUGUST 2017

Project Number
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Drawing Number
DA-09

Revision
B

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1 ARAMAC CRT_WEST
1 : 200



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301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE TOWER B ROOF TERRACE	14.10.17

Project
41 MULTIPLE DWELLING UNITS & 98 APARTMENTS

Location
54-58 MT COTTON RD, CAPALABA

Client
RESIDENT PROPERTY PTY LTD

Sheet Name
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Scale
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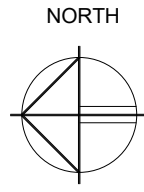
Drawn by
TB

Date
AUGUST 2017

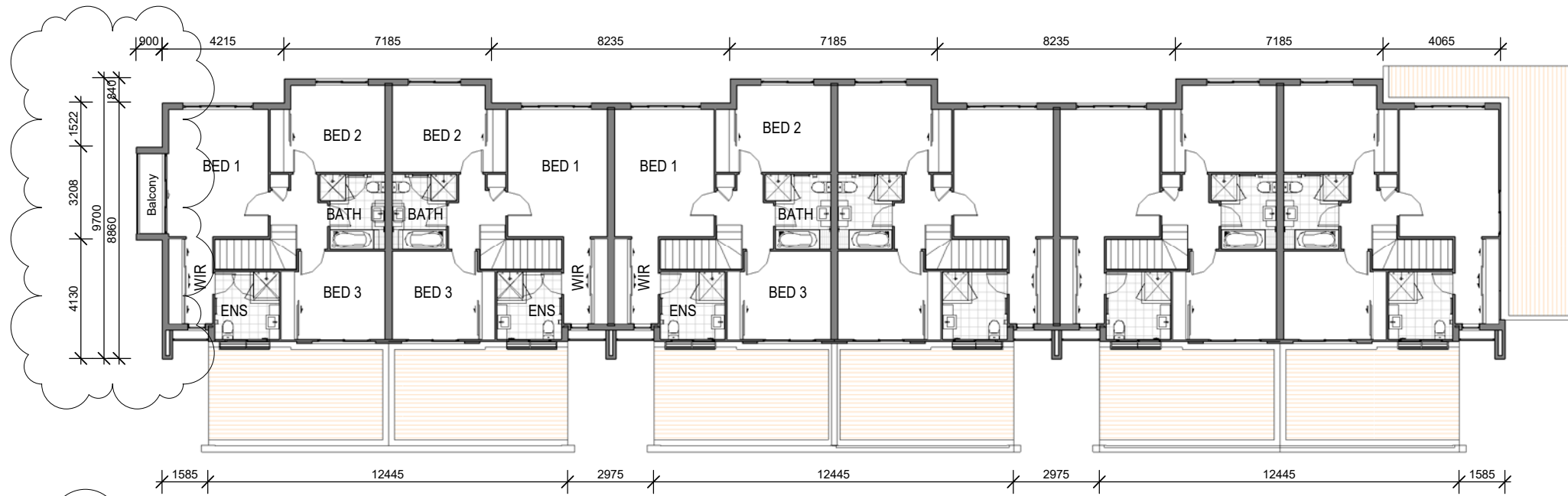
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Drawing Number
DA-10

Revision
B

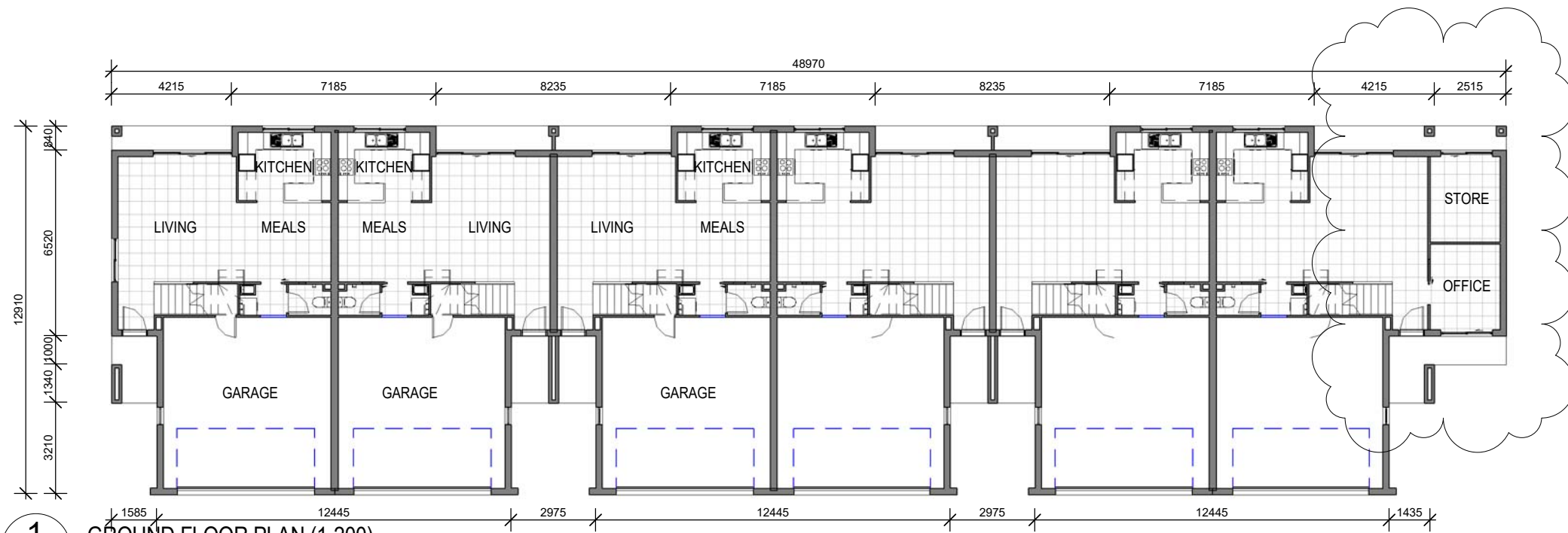


S:\Town House Developments_Current\Mt Cotton Road, CAPALABA\05 - DA\SITE PLAN_ADDITIONAL INFORMATION RESPONSE_170218.rvt



TYPE T1
GFA 604.8 m²
Site Cover 558.0 m²

2 FIRST FLOOR PLAN (1-200)
 DA11 SCALE - 1 : 200



1 GROUND FLOOR PLAN (1-200)
 DA11 SCALE - 1 : 200



ABN 22 010 071 744
 DESIGNERS AND BUILDERS
 OF QUALITY HOMES EST. 1952
 301/50 MARINE PARADE
 SOUTHPORT Q 4215
 P. 07 5528 0111
 F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE ROOF TERRACE	14.10.17
C	ADD LEVEL 1 BALCONY UNIT 1	17.02.18
D	ADD MANAGER OFFICE	21.02.18

Project
**41 MULTIPLE DWELLING UNITS
 AND 98 APARTMENTS**
 Location
54-58 MT COTTON RD, CAPALABA
 Client
RESIDENT PROPERTY PTY LTD

Unit Type
T1-NORTHPORT Triplex Modern
 Unit Number
UNITS 1-6

Sheet Name		
DA FLOOR PLANS		
Scale	Drawn by	Date
1 : 200	TB	AUGUST 2017
Project Number	Drawing Number	Revision
0000	DA11	D

S:\Town House Developments\Current\Mt Cotton Road, CAPALABA\05 - DA\BUILDINGS\T1 NORTHPORT SIX_MODERN_rev a.rvt



1 1/200 FRONT ELEVATION
DA12 SCALE - 1 : 200



2 1/200 LEFT ELEVATION
DA12 SCALE - 1 : 200



3 1/200 RIGHT ELEVATION
DA12 SCALE - 1 : 200

EXTERNAL FINISHES	
F01	FACE BRICKWORK (AS SELECTED)
F02	BRICKWORK WITH TEXTURE FINISH
F03	BRICKWORK WITH RENDER FINISH (COLOUR 1)
F04	BRICKWORK WITH RENDER FINISH (COLOUR 2)
F05	BRICKWORK WITH RENDER FINISH (COLOUR 3)
F08	SCYON STRIA CLADDING
F09	SCYON AXON CLADDING
F17	PAINTED (COLOUR 1) F.C. CLADDING
F22	COLORBOND TRIMDEK METAL ROOF SHEETING (AS SELECTED)
F23	ALUMINIUM FRAMED GLAZING
F24	ALUMINIUM SHADING SCREEN
F25	ALUMINIUM FRAMED FIXED SKYLIGHT WINDOW
F28	WHIRLYBIRD VENTILATOR
F29	AWNING (NRG BOARD)



4 1/200 REAR ELEVATION
DA12 SCALE - 1 : 200



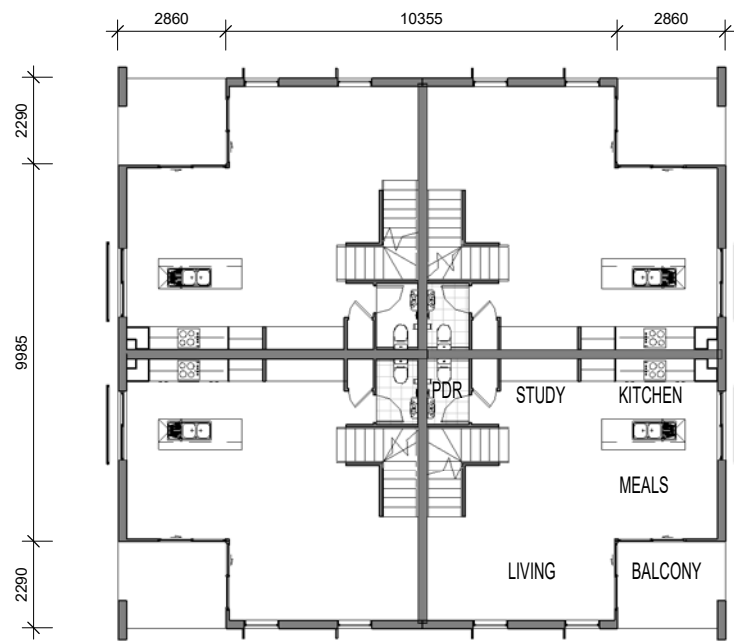
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DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE ROOF TERRACE	14.10.17
C	ADD LEVEL 1 BALCONY UNIT 1	17.02.18
D	ADD MANAGER OFFICE	21.02.18

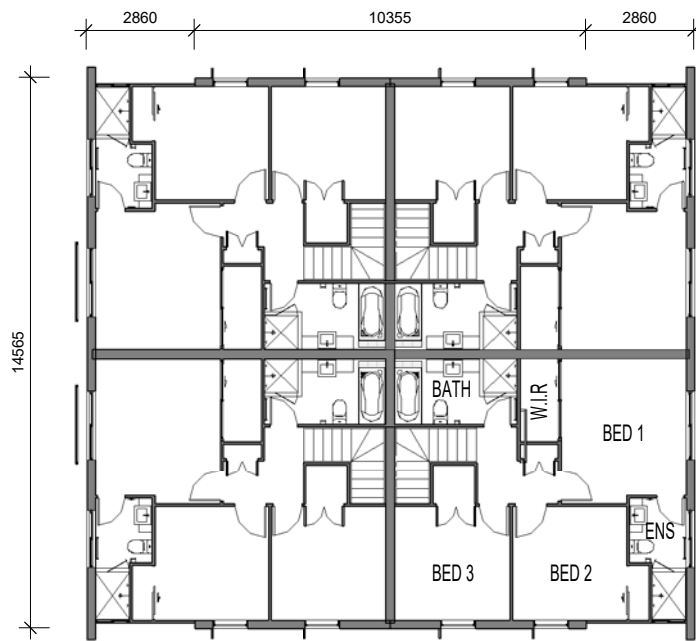
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**41 MULTIPLE DWELLING UNITS
AND 98 APARTMENTS**
Location
54-58 MT COTTON RD, CAPALABA
Client
RESIDENT PROPERTY PTY LTD

Unit Type
T1-NORTHPORT Triplex Modern
Unit Number
UNITS 1-6

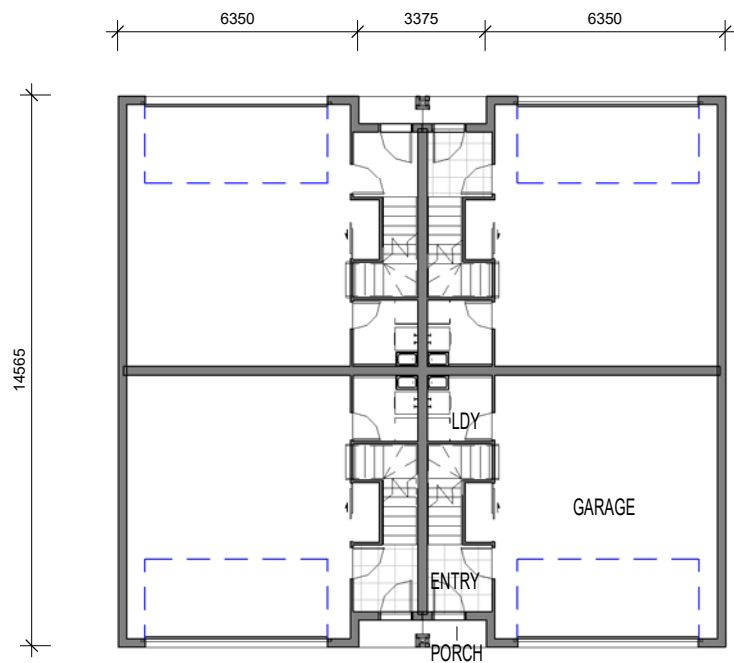
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DA ELEVATIONS		
Scale	Drawn by	Date
1 : 200	TB	AUGUST 2017
Project Number	Drawing Number	Revision
0000	DA12	D



2 FIRST FLOOR PLAN
DA13 SCALE - 1 : 200



3 SECOND FLOOR PLAN (1-200)
DA13 SCALE - 1 : 200



1 GROUND FLOOR PLAN
DA13 SCALE - 1 : 200

TYPE T2 & T3
GFA 392.0 m²
Site Cover 234.0 m²

EXTERNAL FINISHES	
F01	FACE BRICKWORK (AS SELECTED)
F02	BRICKWORK WITH TEXTURE FINISH
F03	BRICKWORK WITH RENDER FINISH (COLOUR 1)
F12	SCYON AXON CLADDING
F17	HARDIES LINEA BOARDING



4 FRONT ELEVATION
DA13 SCALE - 1 : 200



5 REAR ELEVATION
DA13 SCALE - 1 : 200



6 LEFT ELEVATION
DA13 SCALE - 1 : 200



7 RIGHT ELEVATION
DA13 SCALE - 1 : 200



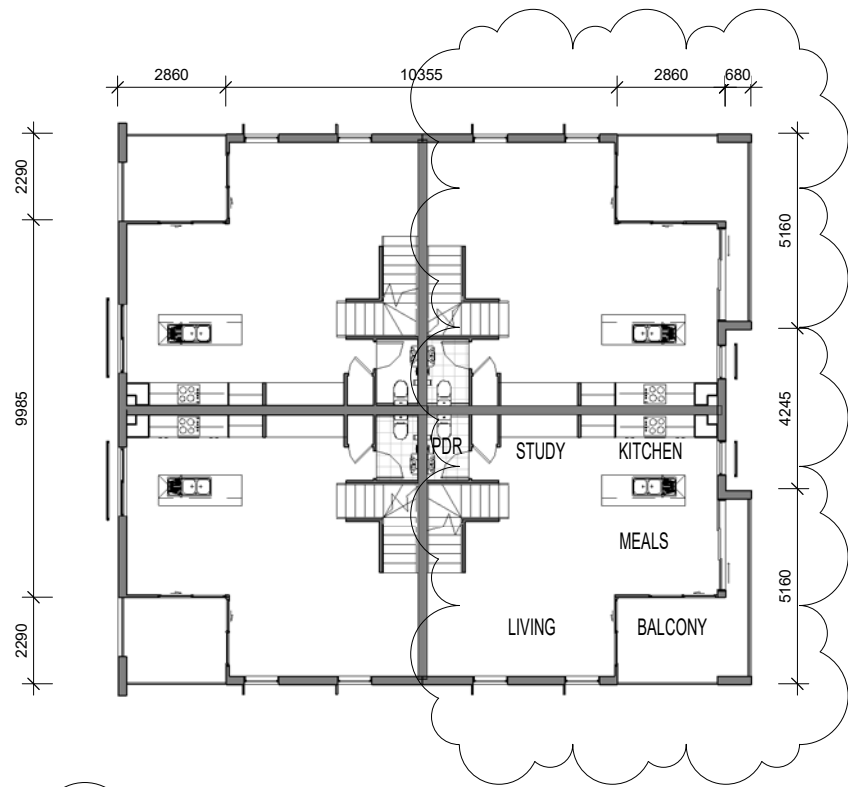
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OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE ROOF TERRACE TOWER B	14.10.17
C	T3 -UNIT 9-12 ONLY	17.02.18

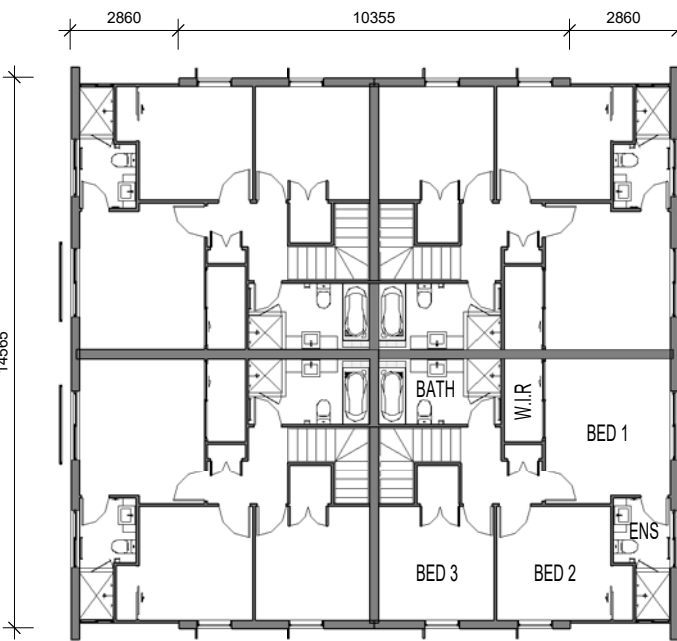
Project
41 MULTIPLE DWELLINGS AND 98 APARTMENTS
Location
MT COTTON ROAD, CAPALABA
Client
RESIDENT PROPERTY PTY LTD

Unit Type
T3 RHODES - 3 STOREY CUBE
Unit Number
UNITS 9-12

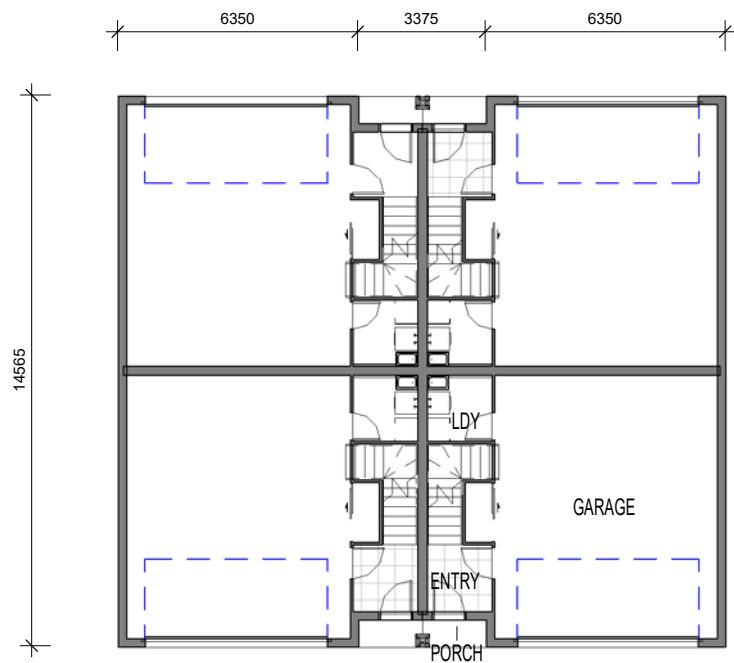
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Project Number
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Drawn by
TB
Drawing Number
DA13
Date
AUGUST 2017
Revision
C



2 FIRST FLOOR PLAN
DA13A SCALE - 1 : 200



3 SECOND FLOOR PLAN (1-200)
DA13A SCALE - 1 : 200



1 GROUND FLOOR PLAN
DA13A SCALE - 1 : 200

TYPE T2 & T3
GFA **392.0 m²**
Site Cover **240.0 m²**

EXTERNAL FINISHES	
F01	FACE BRICKWORK (AS SELECTED)
F02	BRICKWORK WITH TEXTURE FINISH
F03	BRICKWORK WITH RENDER FINISH (COLOUR 1)
F12	SCYON AXON CLADDING
F17	HARDIES LINEA BOARDING



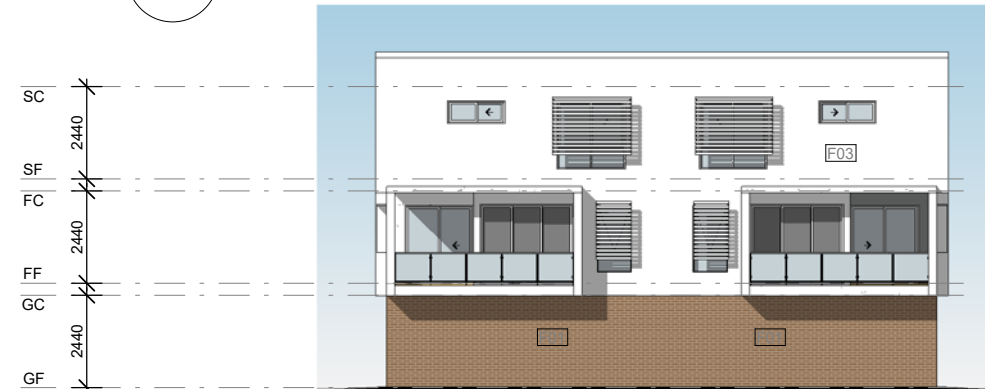
4 FRONT ELEVATION
DA13A SCALE - 1 : 200



5 REAR ELEVATION
DA13A SCALE - 1 : 200



6 LEFT ELEVATION
DA13A SCALE - 1 : 200



7 RIGHT ELEVATION
DA13A SCALE - 1 : 200



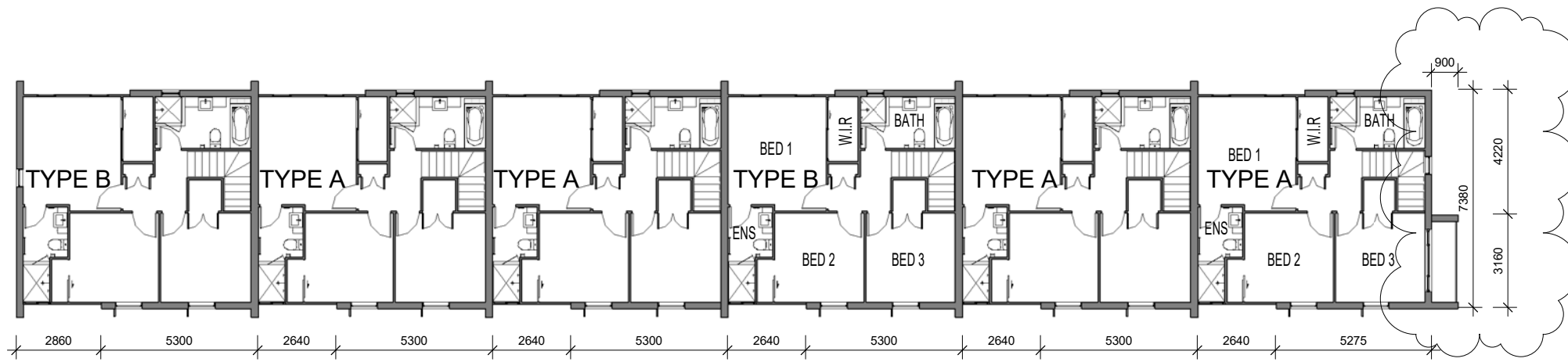
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DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE ROOF TERRACE TOWER B	14.10.17
C	EXTEND BALCONY UNIT 7 & 14	17.02.18

Project
41 MULTIPLE DWELLINGS AND 98 APARTMENTS
Location
MT COTTON ROAD, CAPALABA
Client
RESIDENT PROPERTY PTY LTD

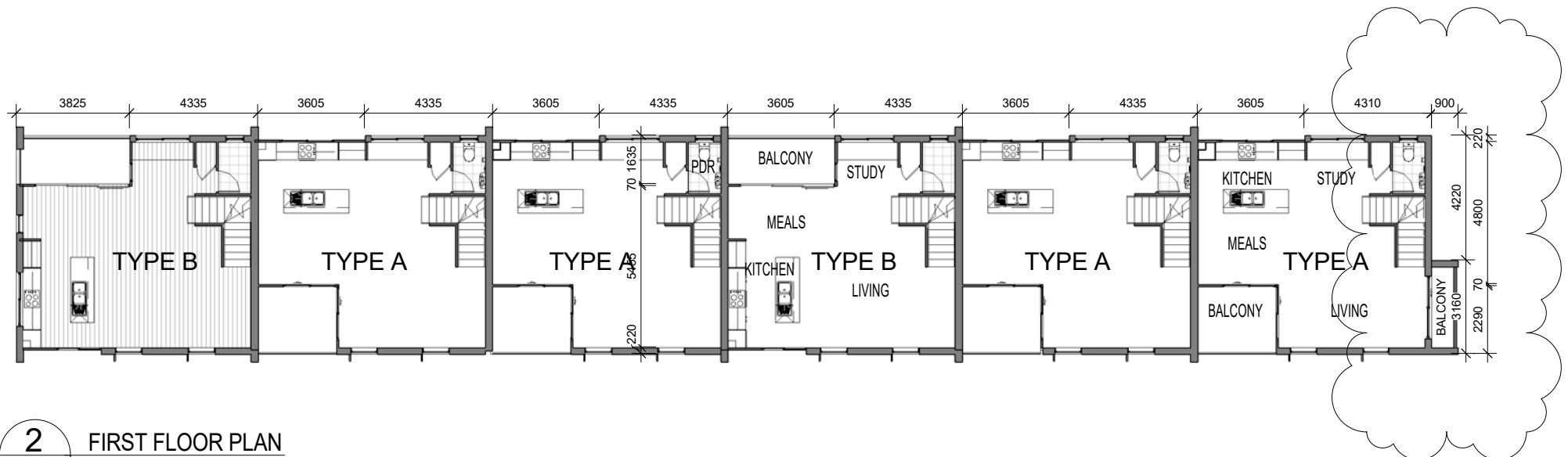
Unit Type
T2 RHODES - 3 STOREY CUBE
Unit Number
UNITS 7-8,13-14

Sheet Name
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Scale
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Project Number
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Drawn by
TB
Drawing Number
DA13A
Date
AUGUST 2017
Revision
C

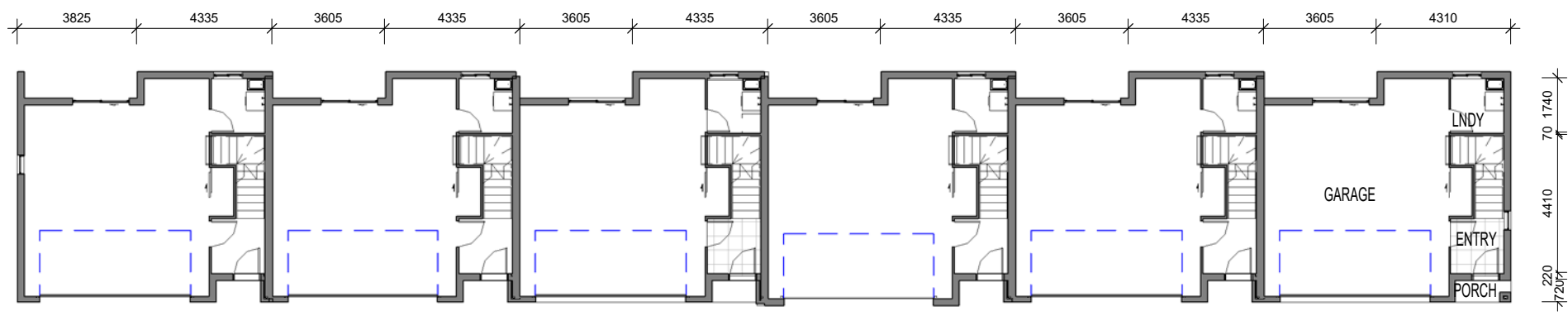


3 SECOND FLOOR PLAN (1-200)
DA14 SCALE - 1 : 200

TYPE T4
GFA **588.0 m²**
Site Cover **349.0 m²**



2 FIRST FLOOR PLAN
DA14 SCALE - 1 : 200



1 GROUND FLOOR PLAN
DA14 SCALE - 1 : 200



ABN 22 010 071 744
DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE ROOF TERRACE TOWER B	14.10.17
C	ADD BALCONY UNIT 15	17.02.18
D	FLIP BUILDING TO MATCH SITE PLAN ORIENTATION	22.02.18

Project
41 MULTIPLE DWELLINGS AND 98 APARTMENTS
Location
54-58 MT COTTON ROAD, CAPALABA
Client
RESIDENT PROPERTY PTY LTD

Unit Type
T4 -RHODES SIX_MODERN
Unit Number
UNITS 15-20

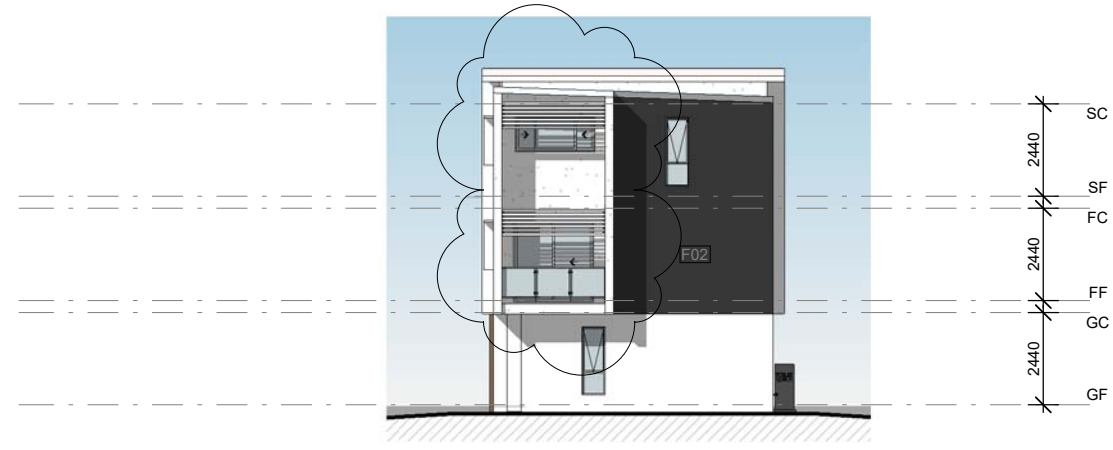
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Project Number	Drawing Number	Revision
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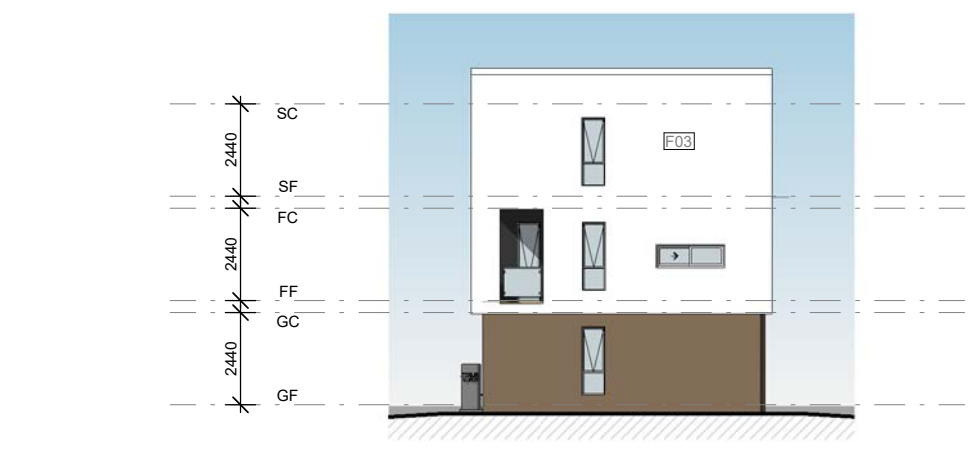


1 FRONT ELEVATION
DA15 SCALE - 1 : 200

EXTERNAL FINISHES	
F02	BRICKWORK WITH TEXTURE FINISH
F03	BRICKWORK WITH RENDER FINISH (COLOUR 1)
F04	BRICKWORK WITH RENDER FINISH (COLOUR 2)
F05	BRICKWORK WITH RENDER FINISH (COLOUR 3)
F12	SCYON AXON CLADDING
F13	SCYON MATRIX CLADDING
F17	HARDIES LINEA BOARDING
F26	ALUMINIUM FRAMED GLAZING



3 LEFT ELEVATION
DA15 SCALE - 1 : 200



4 RIGHT ELEVATION
DA15 SCALE - 1 : 200



2 REAR ELEVATION
DA15 SCALE - 1 : 200



ABN 22 010 071 744
DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE ROOF TERRACE TOWER B	14.10.17
C	ADD BALCONY UNIT 15	17.02.18
D	FLIP BUILDING TO MATCH SITE PLAN ORIENTATION	22.02.18

Project
41 MULTIPLE DWELLINGS AND 98 APARTMENTS
Location
54-58 MT COTTON ROAD, CAPALABA
Client
RESIDENT PROPERTY PTY LTD

Unit Type
T4 -RHODES SIX_MODERN
Unit Number
UNITS 15-20

Sheet Name		
ELEVATIONS		
Scale	Drawn by	Date
1 : 200	TB	22.08.17
Project Number	Drawing Number	Revision
0000	DA15	D

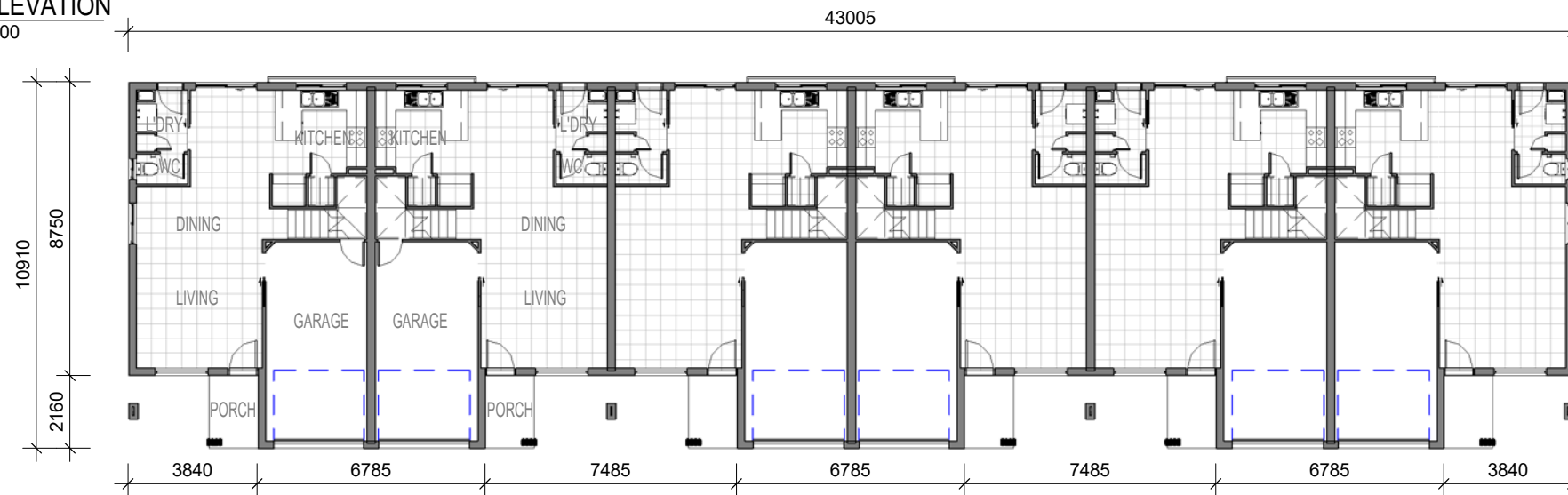
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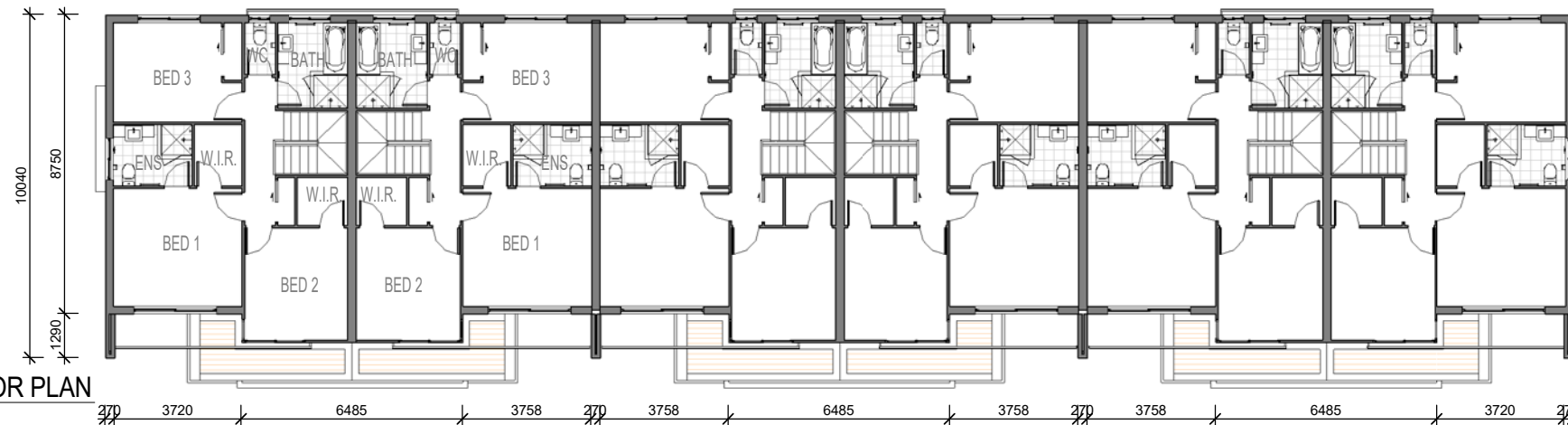
4 REAR ELEVATION
DA17 SCALE - 1 : 200



3 FRONT ELEVATION
DA17 SCALE - 1 : 200



1 GROUND FLOOR PLAN
DA17 SCALE - 1 : 200

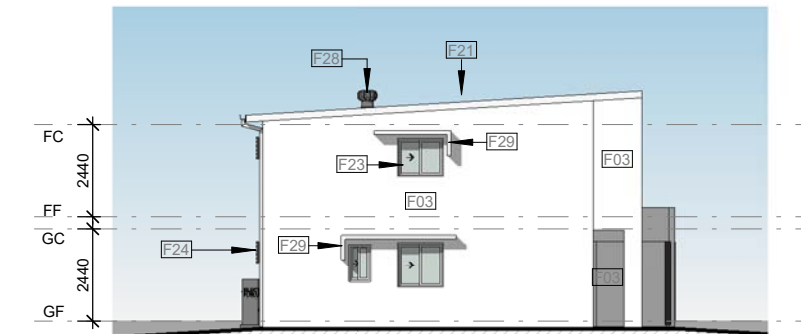


2 FIRST FLOOR PLAN
DA17 SCALE - 1 : 200

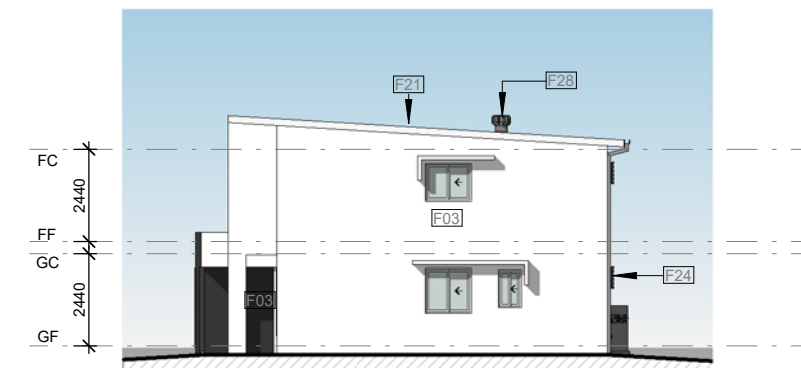
EXTERNAL FINISHES	
F01	FACE BRICKWORK (AS SELECTED)
F02	BRICKWORK WITH TEXTURE FINISH
F03	BRICKWORK WITH RENDER FINISH (COLOUR 1)
F05	BRICKWORK WITH RENDER FINISH (COLOUR 3)
F09	SCYON AXON CLADDING
F10	SCYON MATRIX CLADDING
F11	COLORBOND CUSTOM ORB SHEET WALL CLADDING
F21	COLORBOND CUSTOM ORB METAL ROOF SHEETING (AS SELECTED)
F22	COLORBOND TRIMDEK METAL ROOF SHEETING (AS SELECTED)
F23	ALUMINIUM FRAMED GLAZING
F24	ALUMINIUM SHADING SCREEN
F28	WHIRLYBIRD VENTILATOR
F29	AWNING (NRG BOARD)
F33	ALUMINIUM BATTENS

TYPE T5

GFA 579.9 m²
Site Cover 420.2 m²



5 LEFT ELEVATION
DA17 SCALE - 1 : 200



6 RIGHT ELEVATION
DA17 SCALE - 1 : 200

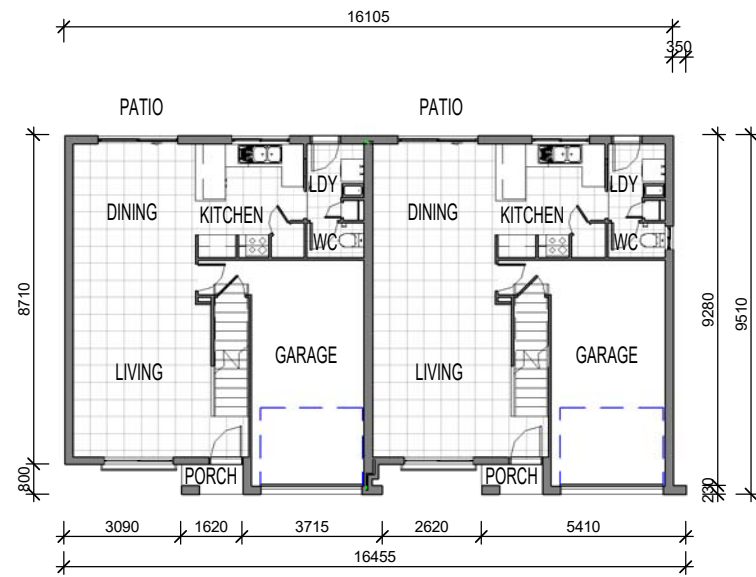


ABN 22 010 071 744
DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17
B	REMOVE ROOF TERRACE TOWER B	14.10.17

Project **41 MULTIPLE DWELLING UNITS & 98 T6 MONTEREY APARTMENTS** Unit Type **T5 MONTEREY SIX_Modern**
Location **54-58 MT COTTON RD, CAPALABA** Unit Number **UNITS 27-32**
Client **RESIDENT PROPERTY PTY LTD**

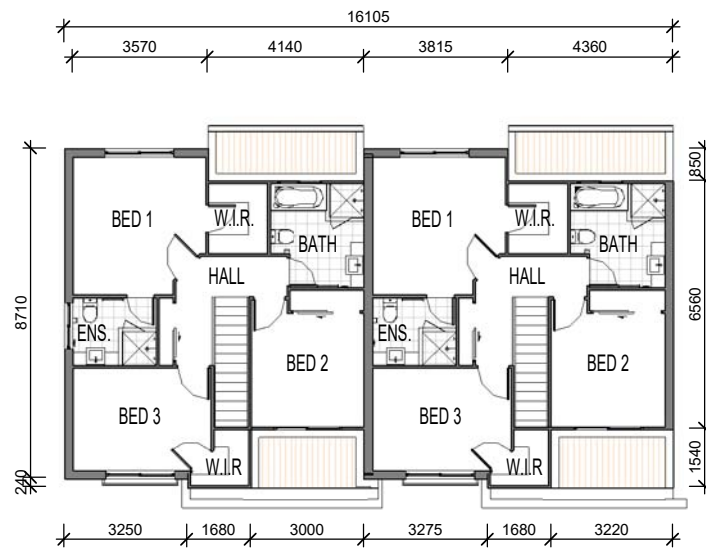
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1 : 200	TB	AUGUST 2017
Project Number	Drawing Number	Revision
3250	DA17	B



1 GROUND FLOOR PLAN
DA18 SCALE - 1 : 200

TYPE T7
GFA **197.0 m²**
Site Cover **147.0 m²**

EXTERNAL FINISHES	
F03	BRICKWORK WITH RENDER FINISH (COLOUR 1)
F04	BRICKWORK WITH RENDER FINISH (COLOUR 2)
F05	BRICKWORK WITH RENDER FINISH (COLOUR 3)
F07	BLOCKWORK WITH RENDER FINISH
F15	HARDIES TEXTURELINE SHEET (DOUBLE SIDED FOIL UNDER)
F17	PAINTED (COLOUR 1) F.C. CLADDING
F18	PAINTED (COLOUR 2) F.C. CLADDING
F22	COLORBOND TRIMDEK METAL ROOF SHEETING (AS SELECTED)
F23	ALUMINIUM FRAMED GLAZING
F24	ALUMINIUM SHADING SCREEN
F25	ALUMINIUM FRAMED FIXED SKYLIGHT WINDOW
F28	WHIRLYBIRD VENTILATOR



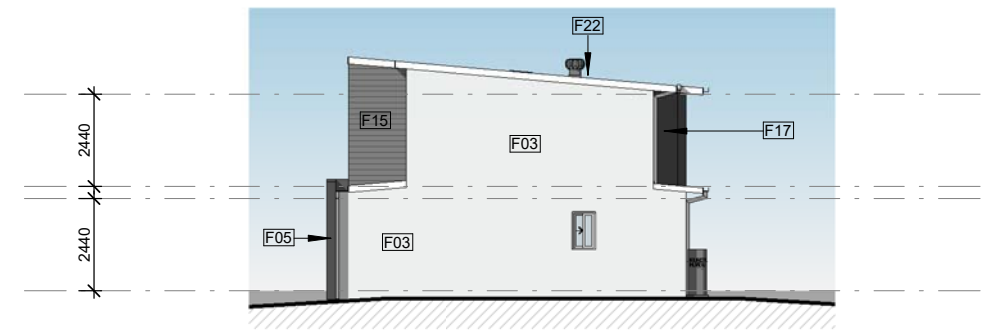
2 FIRST FLOOR PLAN
DA18 SCALE - 1 : 200



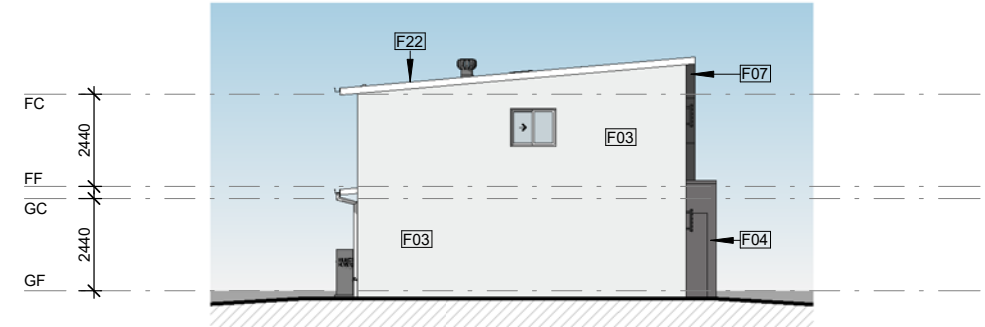
3 FRONT ELEVATION
DA18 SCALE - 1 : 200



4 REAR ELEVATION
DA18 SCALE - 1 : 200



5 RIGHT ELEVATION
DA18 SCALE - 1 : 200



6 LEFT ELEVATION
DA18 SCALE - 1 : 200



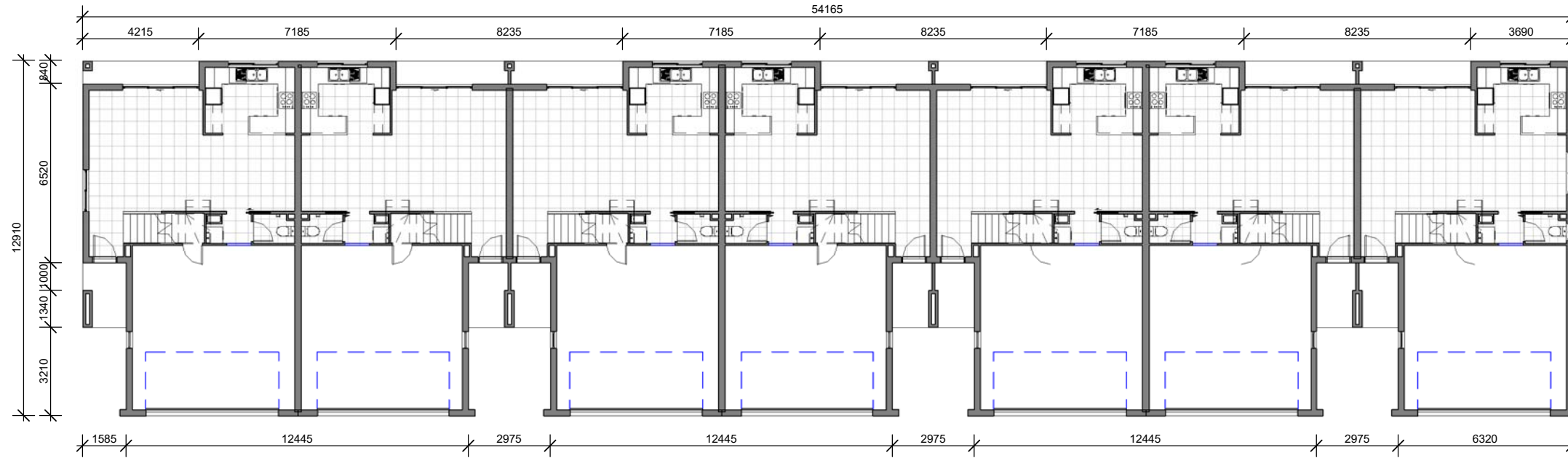
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DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
A	DA ISSUE	23.08.17

Project
41 MULTIPLE DWELLINGS & 98 APARTMENTS
Location
54-58 MT COTTON RD CAPALABA
Client
RESIDENT PROPERTY PTY LTD

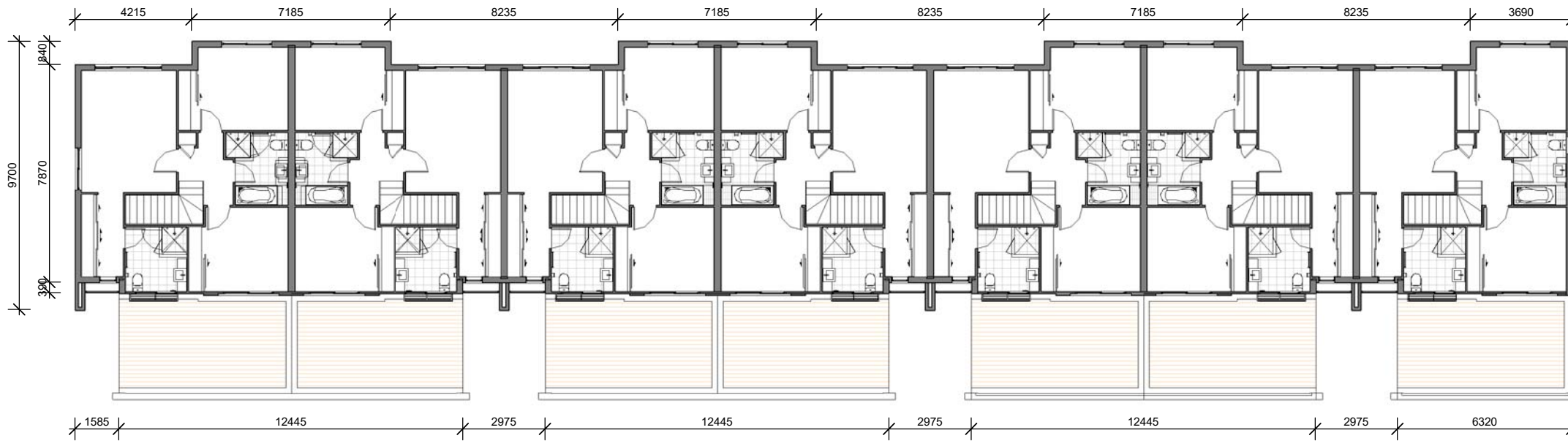
Unit Type
T7-ASHMORE Duplex Modern
Unit Number
UNITS 33-34

Sheet Name
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Project Number
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Drawn by
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Drawing Number
DA18
Date
AUGUST 2017
Revision
A



1 GROUND FLOOR PLAN (1-200)
DA19 SCALE - 1 : 200

TYPE T1	
GFA	691.9m²
Site Cover	630.8m²



2 FIRST FLOOR PLAN (1-200)
DA19 SCALE - 1 : 200



ABN 22 010 071 744
DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
B	REMOVE ROOF TERRACE TOWER B	14.10.17

Project
TOWNHOMES & LOTS

Location
54-58 MT COTTON RD CAPALABA

Client
RESIDENT PROPERTY PTY LTD

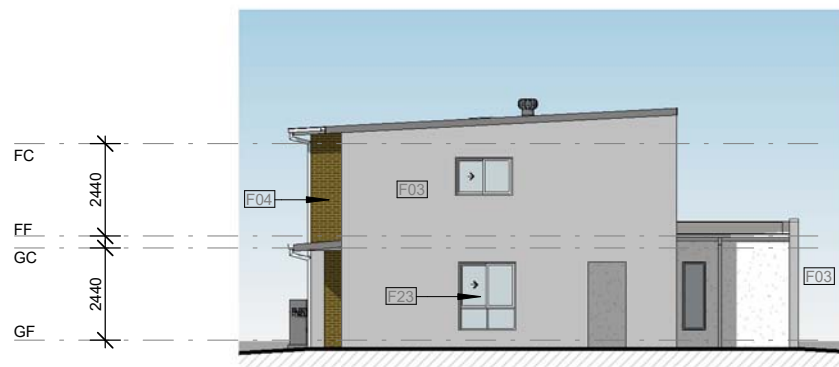
Unit Type
T8 NORTHPORT
~~T1 NORTHPORT~~ Quad Modern

Unit Number
UNITS 35-41

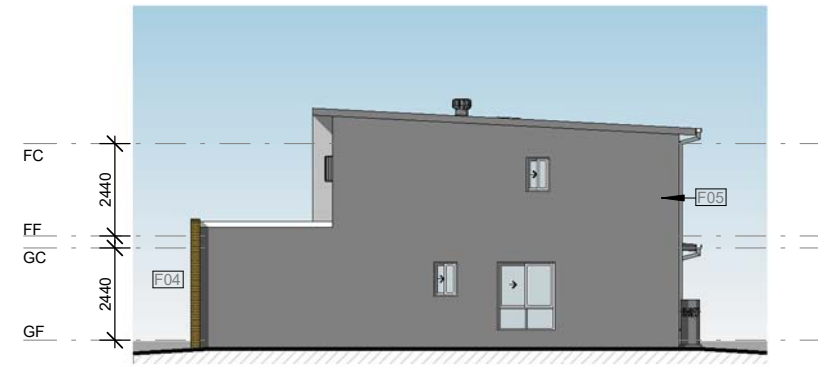
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Project Number 0000	Drawing Number DA19	Revision B



1 1/200 FRONT ELEVATION
DA20 SCALE - 1 : 200

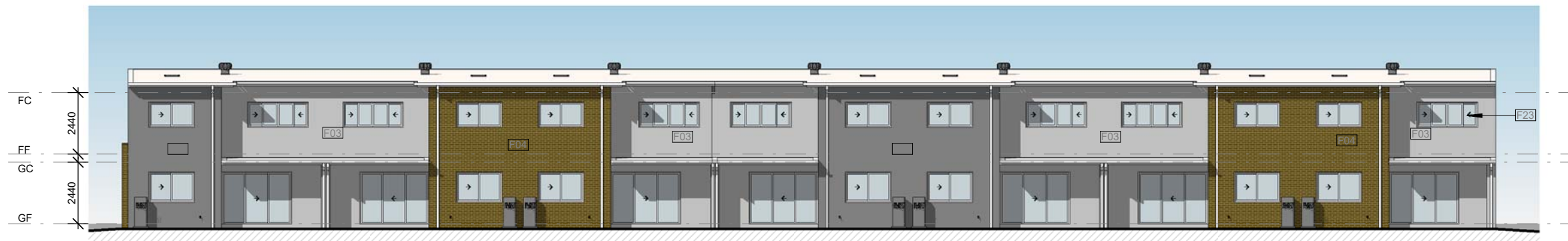


3 1/200 LEFT ELEVATION
DA20 SCALE - 1 : 200



4 1/200 RIGHT ELEVATION
DA20 SCALE - 1 : 200

EXTERNAL FINISHES	
F03	BRICKWORK WITH RENDER FINISH (COLOUR 1)
F04	BRICKWORK WITH RENDER FINISH (COLOUR 2)
F05	BRICKWORK WITH RENDER FINISH (COLOUR 3)
F08	SCYON STRIA CLADDING
F09	SCYON AXON CLADDING
F17	PAINTED (COLOUR 1) F.C. CLADDING
F22	COLORBOND TRIMDEK METAL ROOF SHEETING (AS SELECTED)
F23	ALUMINIUM FRAMED GLAZING
F24	ALUMINIUM SHADING SCREEN
F25	ALUMINIUM FRAMED FIXED SKYLIGHT WINDOW
F28	WHIRLYBIRD VENTILATOR
F29	AWNING (NRG BOARD)



2 1/200 REAR ELEVATION
DA20 SCALE - 1 : 200



ABN 22 010 071 744
DESIGNERS AND BUILDERS
OF QUALITY HOMES EST. 1952
301/50 MARINE PARADE
SOUTHPORT Q 4215
P. 07 5528 0111
F. 07 5528 0333

No.	Description	Date
B	REMOVE ROOF TERRACE TOWER B	14.10.17

Project
TOWNHOMES & LOTS

Location
54-58 MT COTTON RD CAPALABA

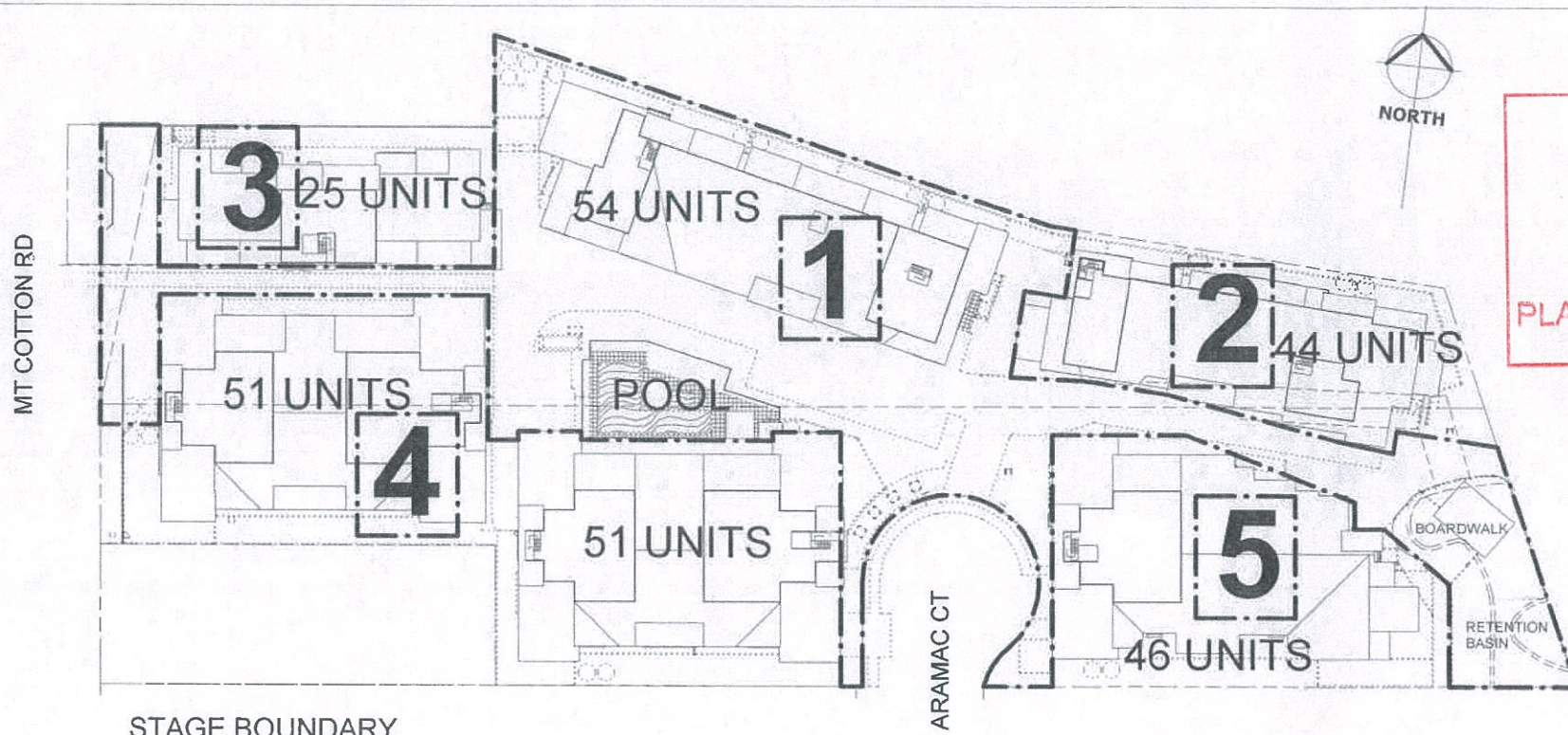
Client
RESIDENT PROPERTY PTY LTD

Unit Type
~~T8 NORTHPORT~~
~~T1 NORTHPORT~~ Quad Modern

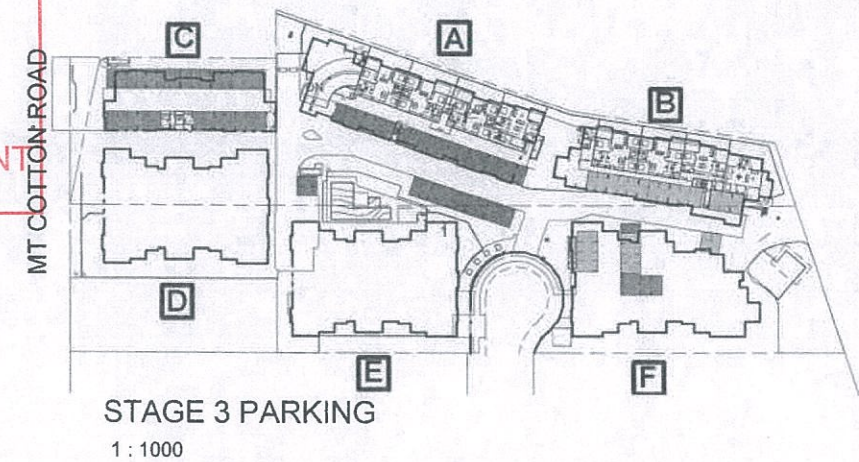
Unit Number
UNITS 35-41

Sheet Name		
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Scale	Drawn by	Date
1 : 200	TB	AUGUST 2017
Project Number	Drawing Number	Revision
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RECEIVED
 09 SEP 2009
 PLANNING ASSESSMENT



STAGE 3 PARKING
1 : 1000

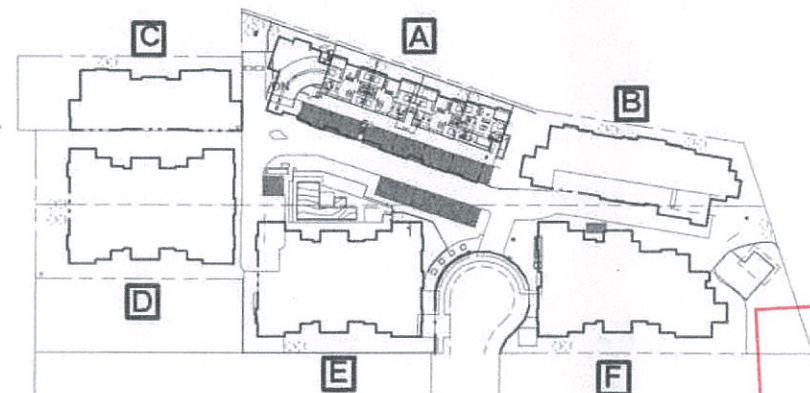
STAGE BOUNDARY
1 : 500

STAGE 1 FACILITIES: POOL, RETENTION BASIN,
BOARDWALK, LETTER BOXES, ENTRY SCAPING
STAGE 4 FACILITIES: RECREATIONAL AREA, SHOP
STAGE 5 FACILITIES: COMMUNITY ROOMS

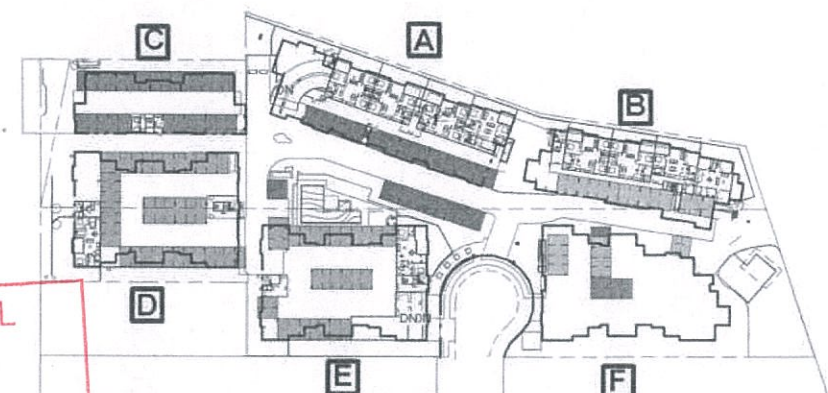
CARPARKING TOTALS

	UNITS	CARS
■ STAGE 1 (54)	54	99
■ STAGE 2 (44)	98	129
■ STAGE 3 (25)	123	154
■ STAGE 4 (102)	225	289
■ STAGE 5 (46)	271	339

339 REQUIRED, 341 PROVIDED

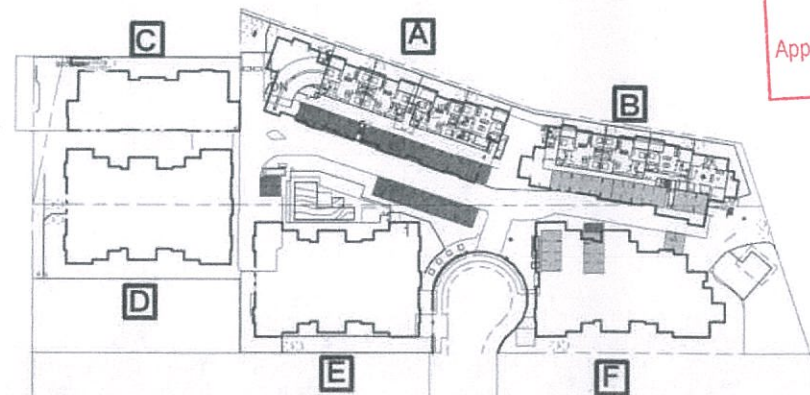


STAGE 1 PARKING
1 : 1000

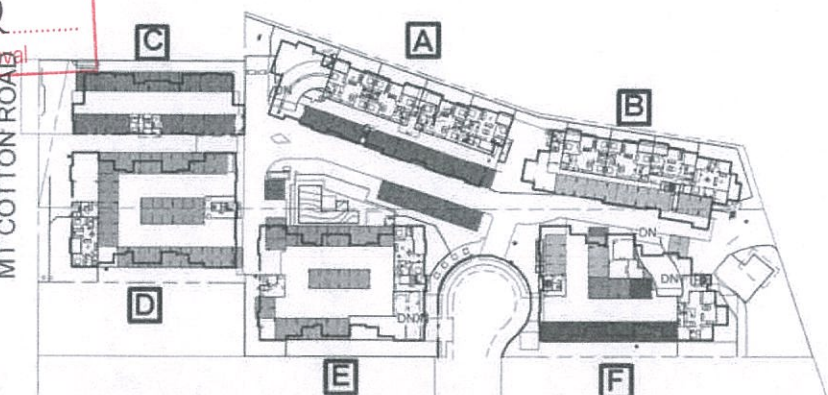


STAGE 4 PARKING
1 : 1000

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STAGE 2 PARKING
1 : 1000



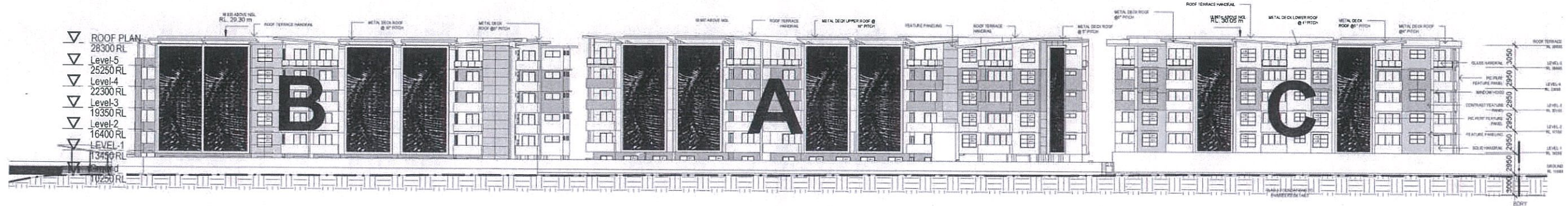
STAGE 5 PARKING
1 : 1000

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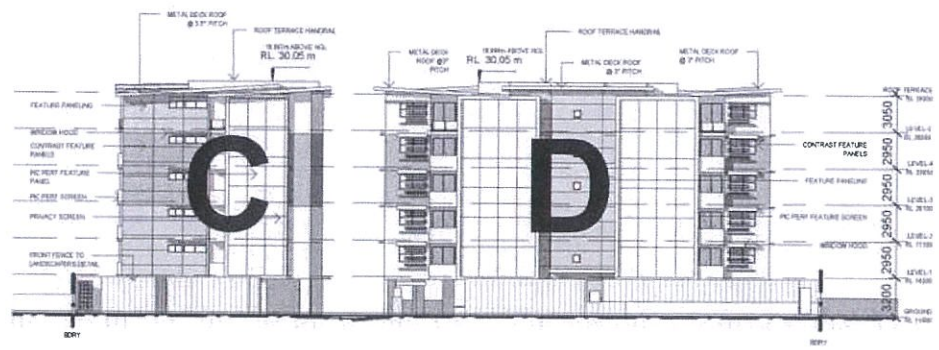
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SCALE As indicated AT A1	DRAWN BY KP	CLIENT LM CAPALABA PTY LTD
DWG NO. DA-SH12	CHECKED BY MJ	ADDRESS 54-58 MT COTTON RD CAPALABA
ISSUE DA3	DATE 03-09-09	



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 MOBILE: 04 12 997 196



MORETON BAY ROAD
1 : 300



MT COTTON ROAD
1 : 300

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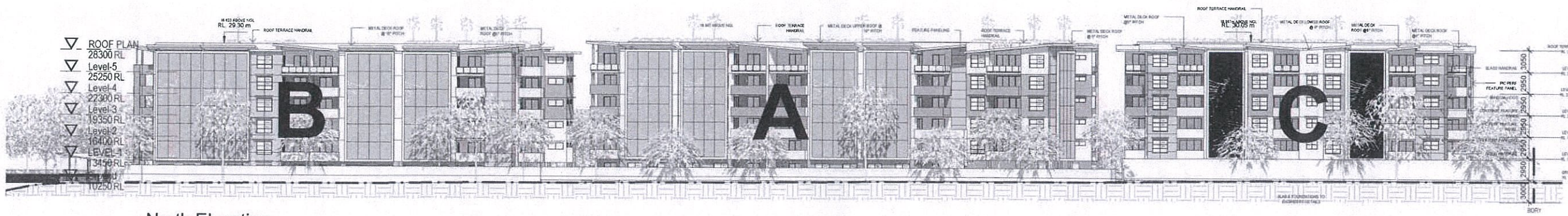
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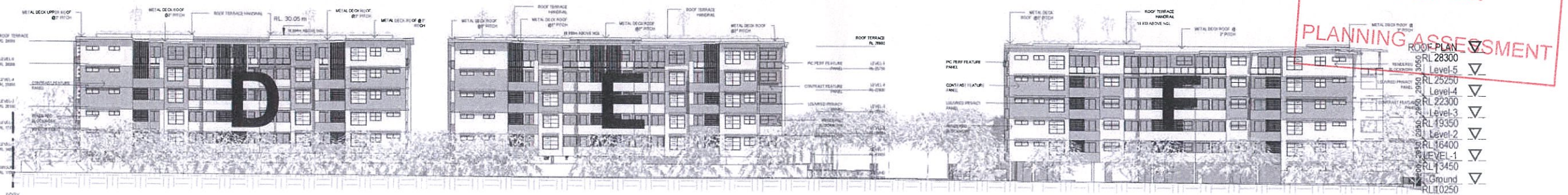
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DWG NO DA-SH16	CHECKED BY MJ	ADDRESS 54-58 MT COTTON RD CAPITALABA
ISSUE DA3	DATE 03-09-09	



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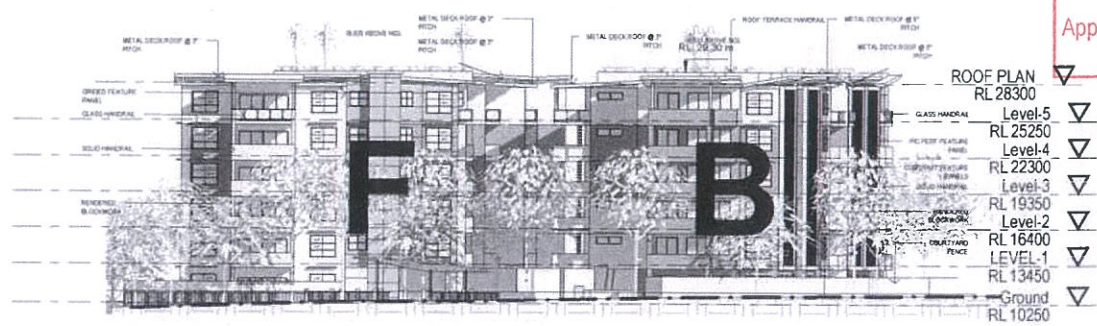
North Elevation
1 : 300



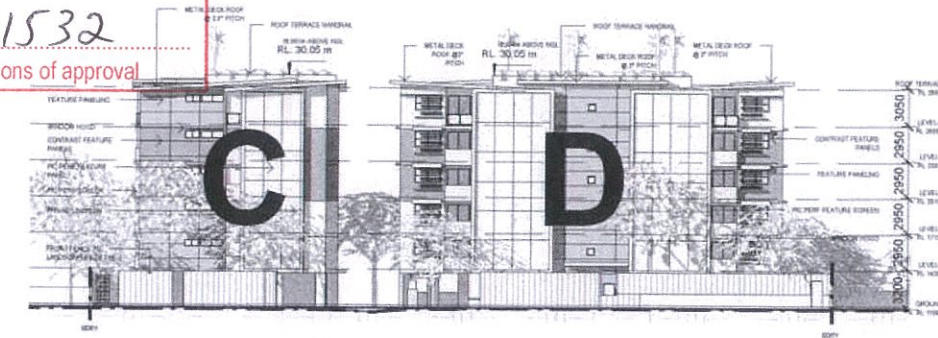
South Elevation
1 : 300

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East Elevation
1 : 300



West Elevation
1 : 300

NOTE: ALL PRIVACY SCREENS ARE TO BE MATTE FINISH PERFORATED METAL, RUBBER MOUNTED

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11 THINK TANK DRIVE, 16-18 MT COTTON RD, CAPALABA (13-08)26-58 Mt Cotton Rd QAS
25/04/09 14
10/09/2008 5:24:55 PM

DRAWING NAME
ELEVATIONS

SCALE
1 : 300 AT A1
1 : 600 AT A3

DWG NO
DA-SH17

ISSUE
DA3

ARCHITECT
MICHAEL JULLYAN

DRAWN BY
GD

CHECKED BY
MJ

DATE
03-09-09

PROJECT
JOB No 16-05

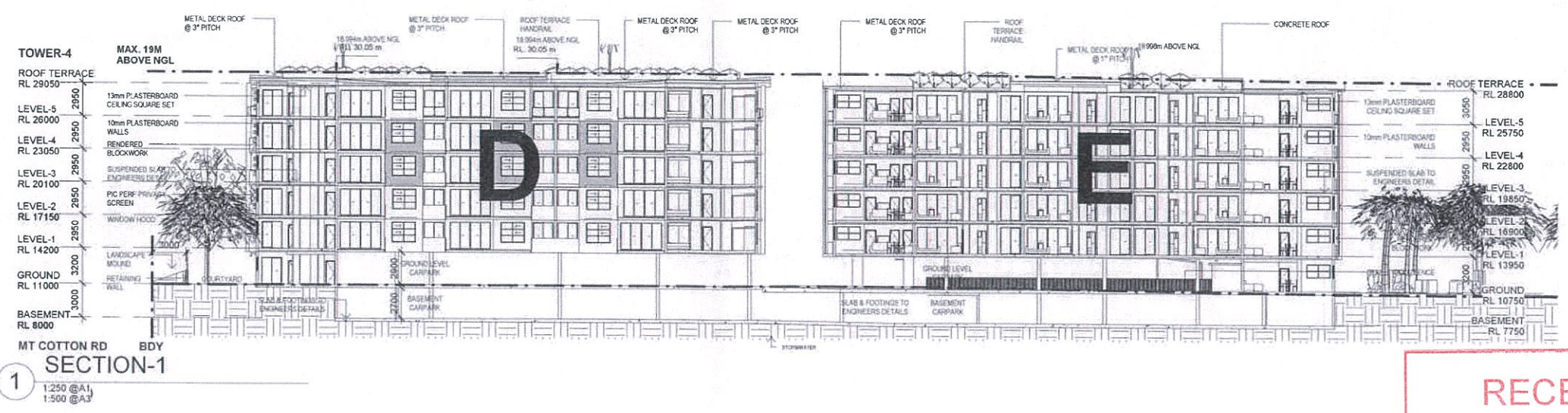
UNIT COMPLEX

CLIENT
LM CAPALABA PTY LTD

ADDRESS
54-58 MT COTTON RD CAPALABA

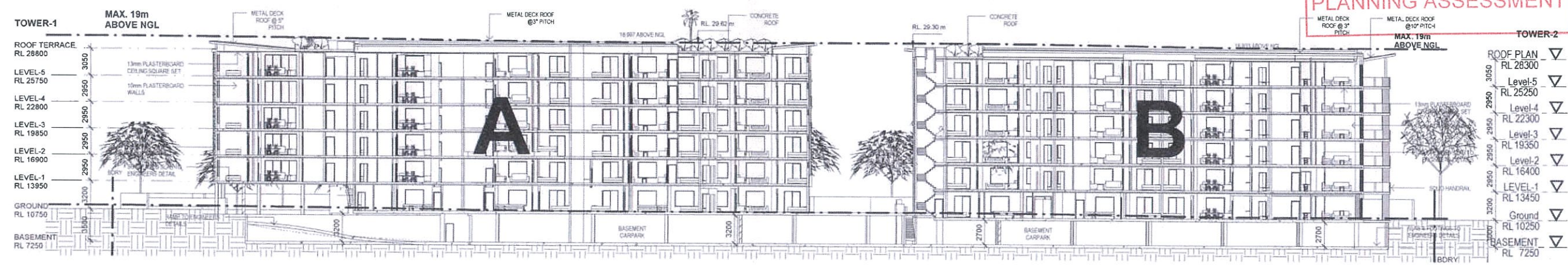


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1 SECTION-1
1:250 @A1
1:500 @A3

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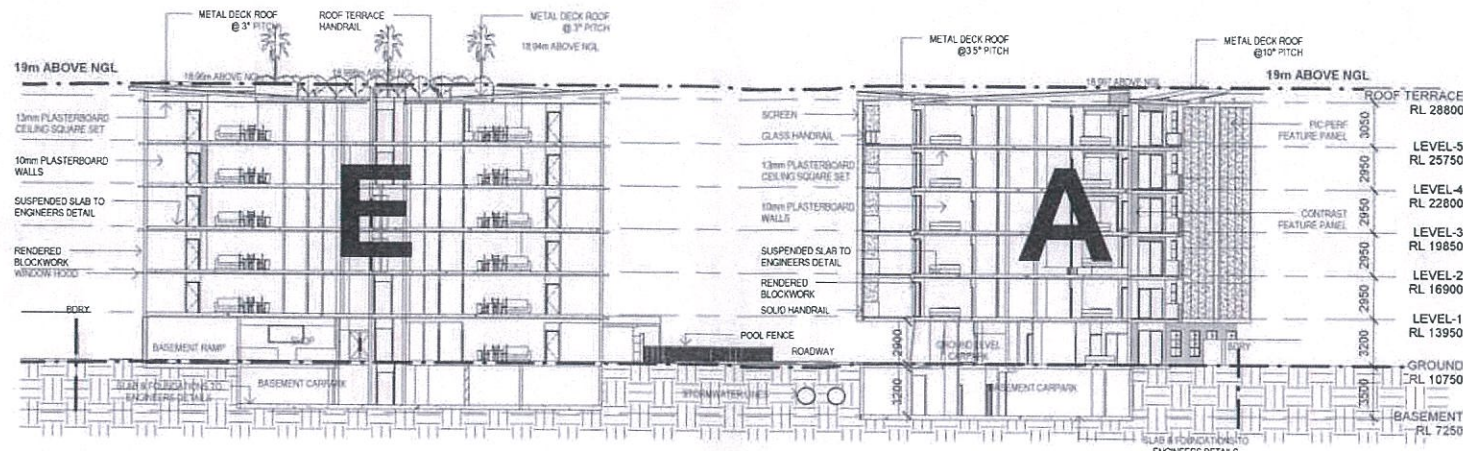
2 SECTION-2
1:250 @A1
1:500 @A3

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DRAWING NAME SECTIONS-1	ARCHITECT MICHAEL JULLYAN	PROJECT JOB No 18-08 UNIT COMPLEX	1:250 @A1 1:500 @A3
SCALE 1:250 AT A1 1:500 AT A3	DRAWN BY GD	CLIENT LM CAPITAL PTY LTD	
DWG NO. DA-SH18	CHECKED BY MJ	ADDRESS 54-58 MT COTTON RD CAPALABA	
ISSUE DA3	DATE 03-09-09		

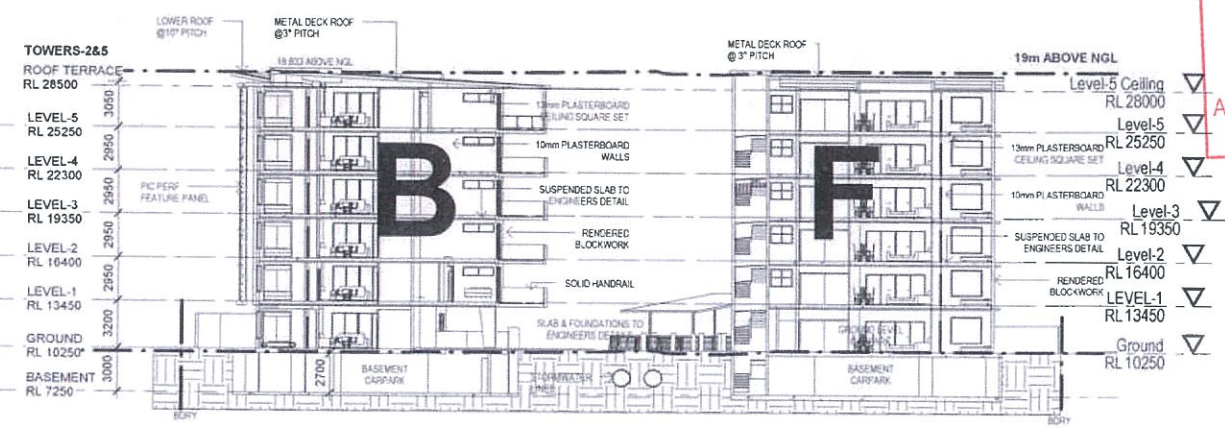
37 Yarrabona St, North QLD 4178
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E-MAIL: THINKTANK@THINKTANK.COM.AU
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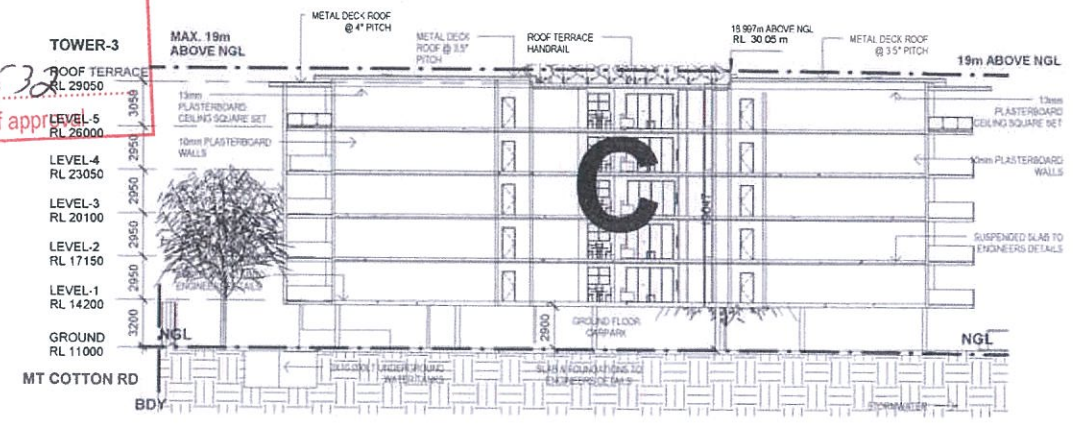
3 SECTION-3
1:250 @A1
1:500 @A3

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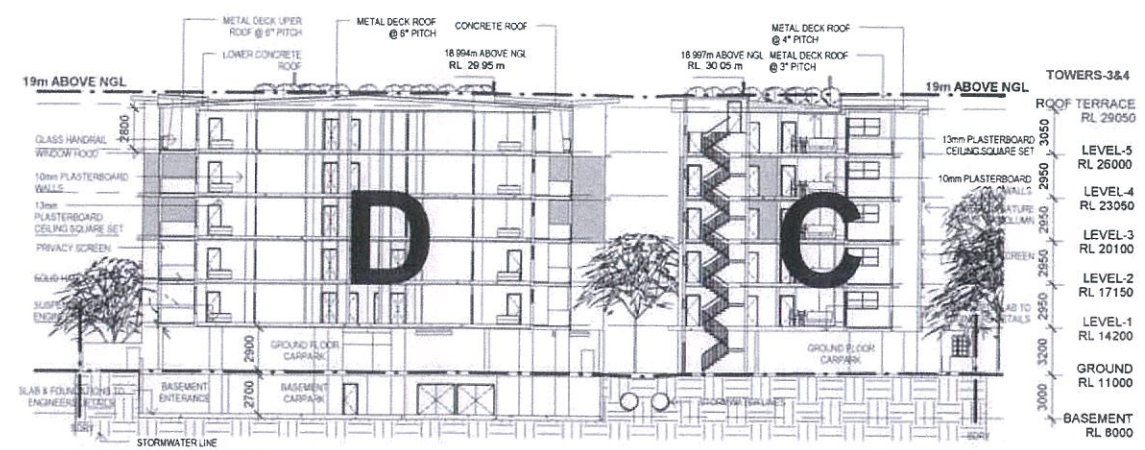
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4 SECTION-4
1:250 @A1
1:500 @A3



5 SECTION-5
1:250 @A1
1:500 @A3



6 SECTION-6
1:250 @A1
1:500 @A3

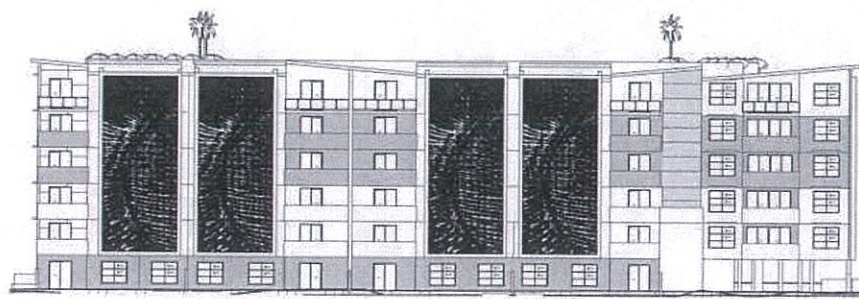
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DRAWING NAME SECTIONS-2	ARCHITECT MICHAEL JULLYAN	PROJECT JOB No 18-08
SCALE 1 : 250 AT A1 1 : 500 AT A3	DRAWN BY KP	UNIT COMPLEX
DWG NO. DA-SH19	CHECKED BY MJ	CLIENT LM CAPALABA PTY LTD
ISSUE DA3	DATE 03-09-09	ADDRESS 54-58 MT COTTON RD CAPALABA



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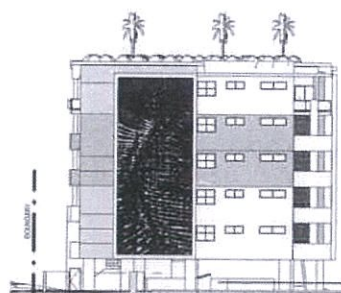
Tower-A North
1 : 300



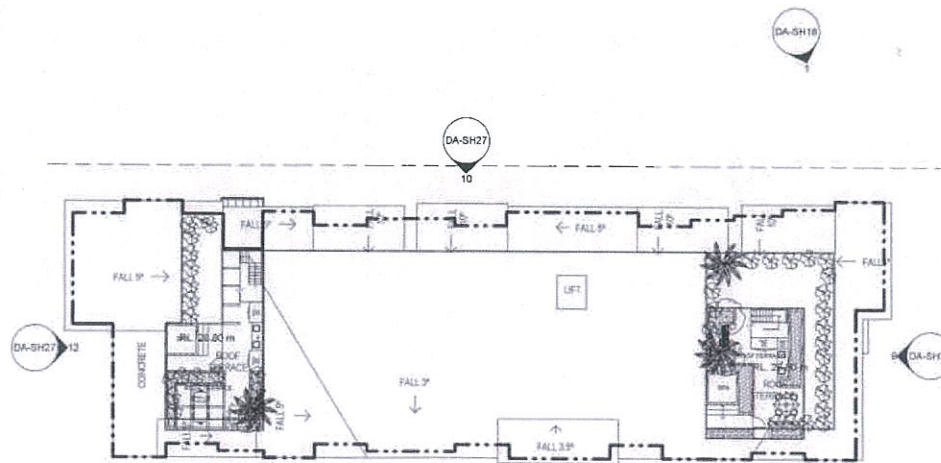
Tower-A South
1 : 300



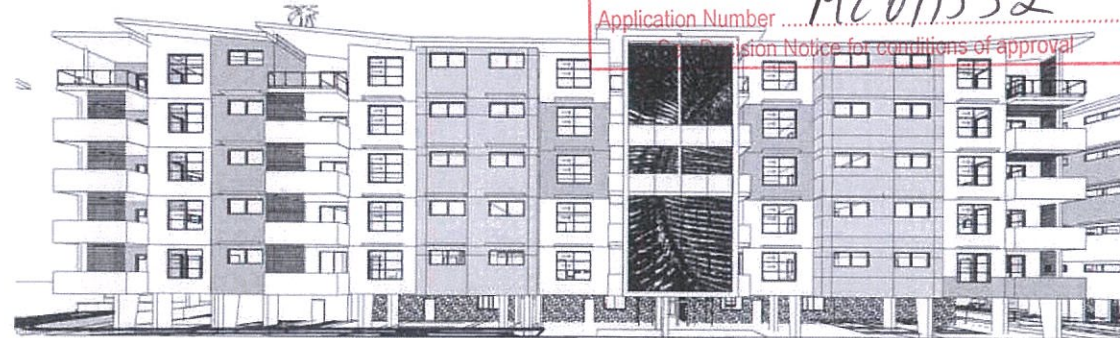
Tower-A East
1 : 300



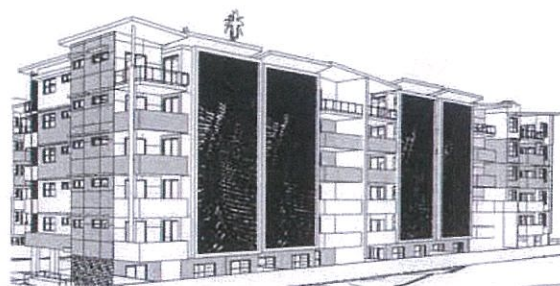
Tower-A West
1 : 300



5 TOWER A ROOF PLAN
1 : 300



4 A SOUTH PERSP



1 A NE PERSP



3 A SE PERSP



6 A SW PERSP

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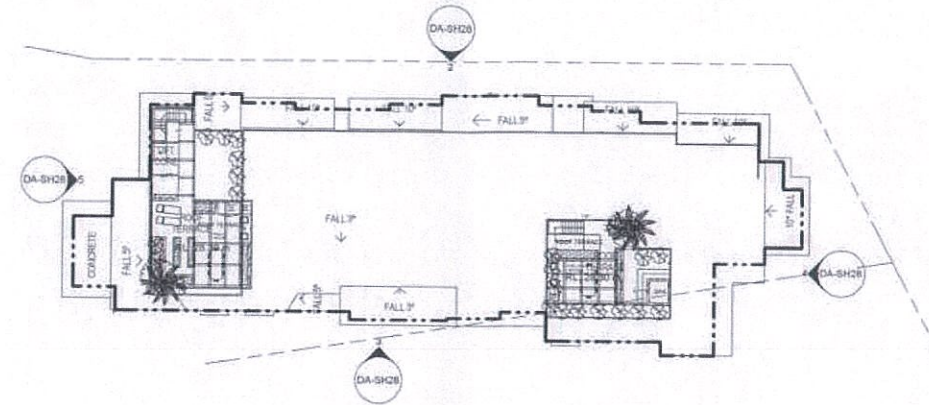
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SCALE 1 : 300 AT A1 1 : 600 AT A3	DRAWN BY GD	UNIT COMPLEX
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ISSUE DA3	DATE 03-09-09	ADDRESS 54-58 MT COTTON RD CAPALABA



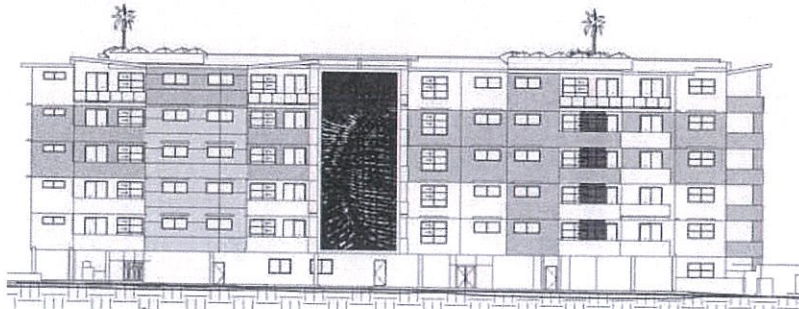


2 Tower-B North
1:300

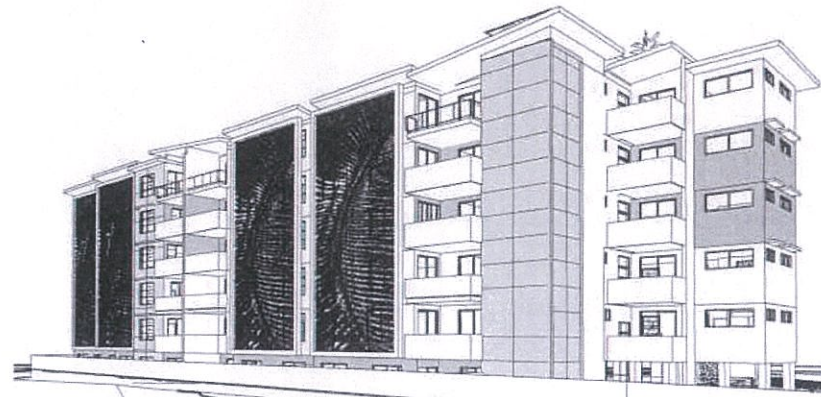


1 TOWER B ROOF PLAN
1:300

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3 Tower-B South
1:300



6 B NW PERSP



7 B SE PERSP

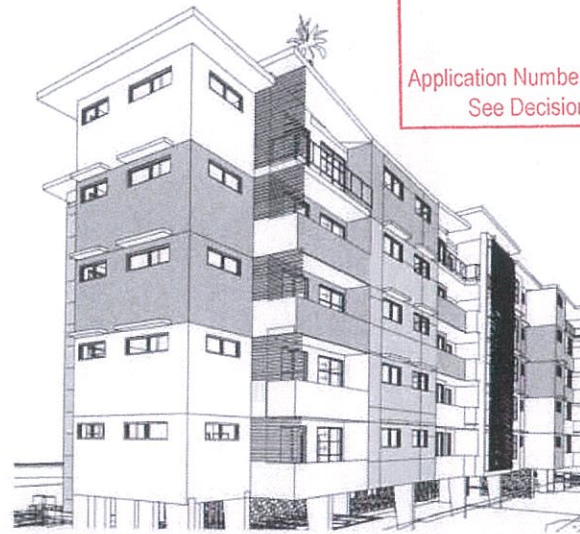


4 Tower-B East
1:300



5 Tower-B West
1:300

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8 B SOUTH PERSP

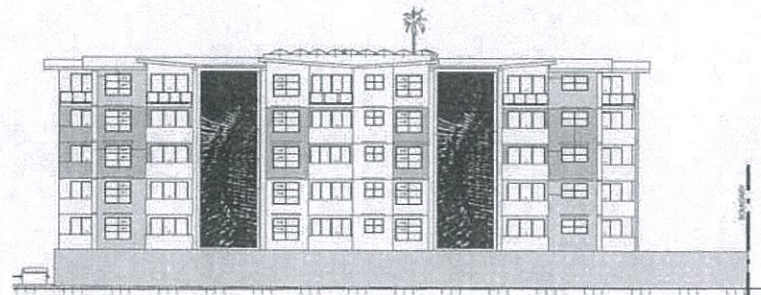


9 B NE PERSP

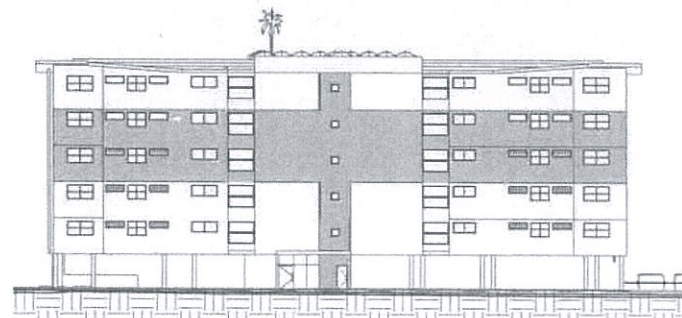
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DRAWING NAME TOWER B	ARCHITECT MICHAEL JULLYAN	PROJECT JOB No 18-08	
SCALE 1:300 AT A1 1:600 AT A3	DRAWN BY KP	CLIENT LM CAPALABA PTY LTD	
DWG NO DA-SH28	CHECKED BY MJ	ADDRESS 54-58 MT COTTON RD CAPALABA	
ISSUE DA3	DATE 03-09-09		

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2 Tower-C North
1 : 300



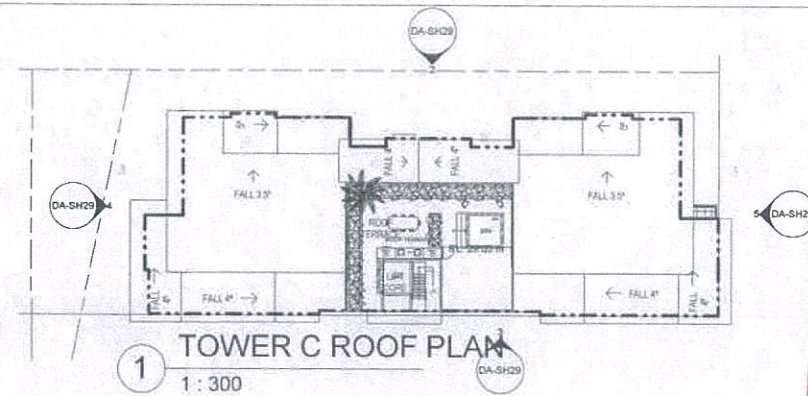
3 Tower-C South
1 : 300



5 Tower-C East
1 : 300



4 Tower-C West
1 : 300



1 TOWER C ROOF PLAN
1 : 300

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7 C NW LOW

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8 C SOUTH PERSP



10 C SE PERSP

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DRAWING NAME TOWER C	ARCHITECT MICHAEL JULLYAN	PROJECT JOB No 18-08 UNIT COMPLEX
SCALE 1 : 300 AT A1	DRAWN BY Author	CLIENT LM CAPITALA PTY LTD
DWG NO DA-9H29	CHECKED BY Checker	ADDRESS 54-58 MT COTTON RD CAPITALA
ISSUE DA3	DATE 03-09-09	



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1 Tower-D North
1 : 300



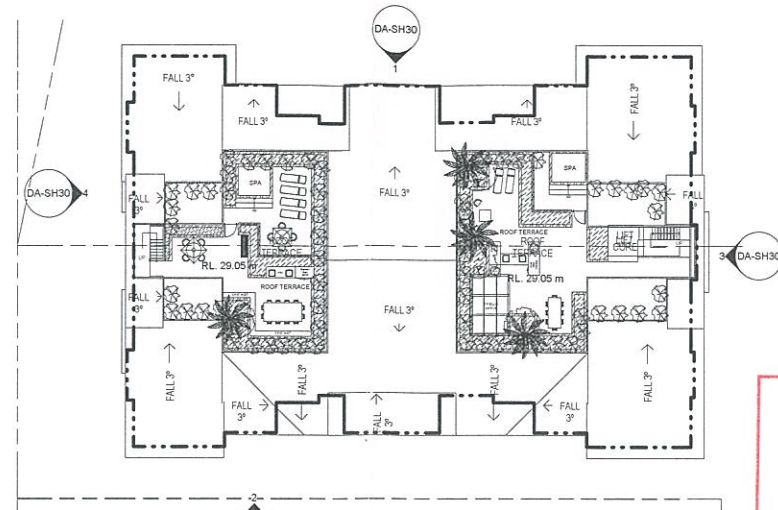
2 Tower-D South
1 : 300



3 Tower-D East
1 : 300



4 Tower-D West
1 : 300



9 TOWER D ROOF PLAN
1 : 300



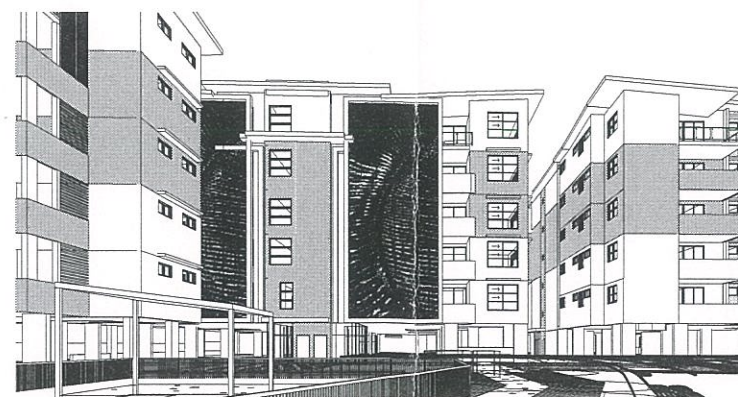
6 D SOUTH PERSP

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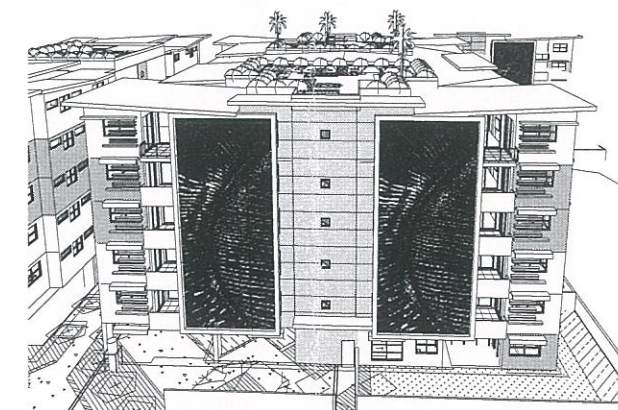
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D NORTH PERSP



D&C EAST PERSP



D WEST HIGH

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7/29/2009 8:28:12 PM

DRAWING NAME
TOWER D

SCALE
1 : 300 AT A1

DWG NO.
DA-SH30

ISSUE
DA3

ARCHITECT
MICHAEL JULLYAN

DRAWN BY
KP

CHECKED BY
MJ

DATE
03-09-09

PROJECT
JOB No 18-08
UNIT COMPLEX

CLIENT
LM CAPALABA PTY LTD

ADDRESS
54-58 MT COTTON RD CAPALABA

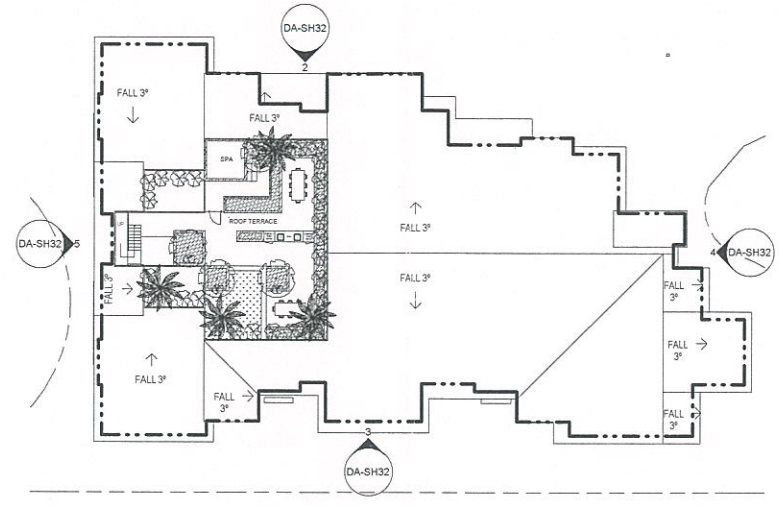


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FACSIMILE: (07)3448 3729
MOBILE: 0412 087 196



2 Tower-F North
1 : 300

3 Tower-F South
1 : 300



1 TOWER F ROOF PLAN
1 : 300



4 Tower-F East
1 : 300



5 Tower-F West
1 : 300

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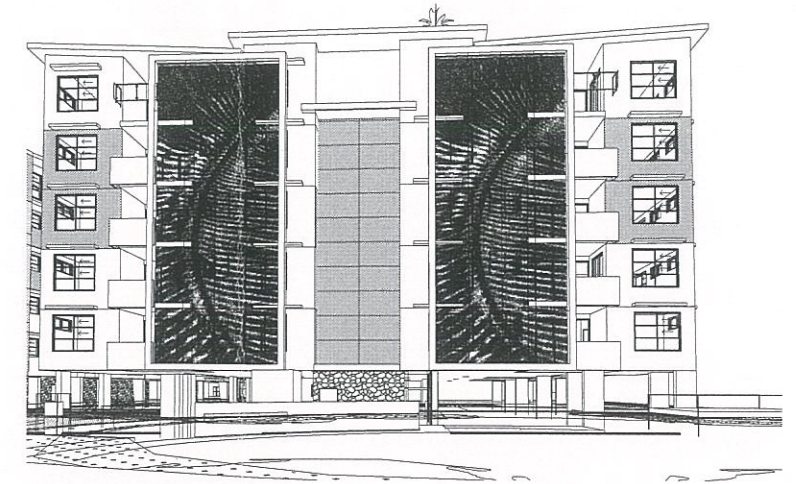
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6 F NE PERSP



7 F SOUTH PERSP



8 F WEST PERSP

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DRAWING NAME TOWER F	ARCHITECT MICHAEL JULLYAN	PROJECT JOB No 18-08 UNIT COMPLEX
SCALE 1 : 300 AT A1 1 : 600 AT A3	DRAWN BY KP	CLIENT LM CAPALABA PTY LTD
DWG NO. DA-SH32	CHECKED BY MJ	ADDRESS 54-58 MT COTTON RD CAPALABA
ISSUE DA3	DATE 03-09-09	



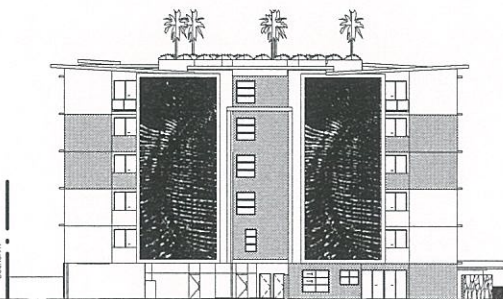
ACH1110593493
 37 Yarrabona St, Maribou QLD 4179
 P: 61 8256 9133 FAX: 61 8256 4179
 E-MAIL: thinktankarchitects@gmail.com
 TELEPHONE: (07)3346 3727
 FACSIMILE: (07)3396 1719
 MOBILE: 0412 067 196



2 Tower-E North
1 : 300



3 Tower-E South
1 : 300

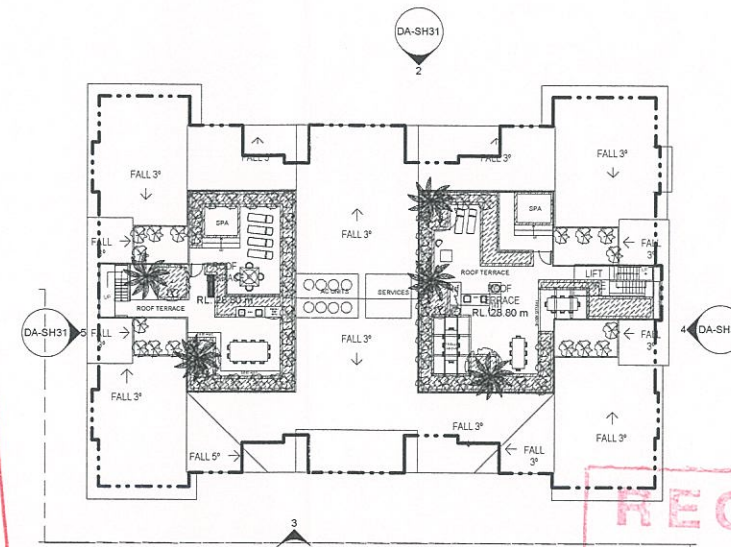


4 Tower-E East
1 : 300



5 Tower-E West
1 : 300

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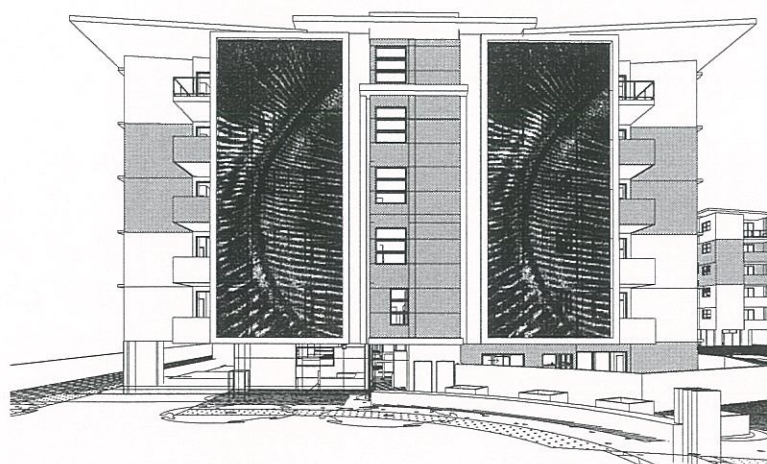


1 TOWER E ROOF PLAN
1 : 300

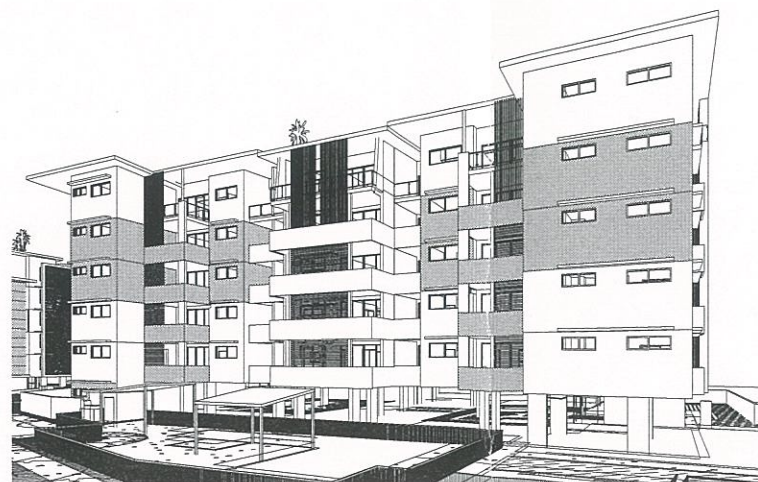
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9 E WEST



6 E EAST PERSP




7 E NORTH PERSP



8 E SOUTH PERSP

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7/9/2009 5:28:06 PM

DRAWING NAME TOWER E	ARCHITECT MICHAEL JULLYAN	PROJECT JOB No 18-08	
SCALE 1 : 300 AT A1 1 : 600 AT A3	DRAWN BY Author	CLIENT LM CAPALABA PTY LTD	
DWG NO. DA-SH31	CHECKED BY Checker	ADDRESS 54-58 MT COTTON RD CAPALABA	
ISSUE DA3	DATE 03-09-09		

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 MOBILE: 0412 087 186

12 MAYORAL MINUTE

In accordance with s.22 of POL-3127 Council Meeting Standing Orders, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 Local Government Regulation 2012.

14 NOTICES OF MOTION

In accordance with s.3(4) of POL-3127 Council Meeting Standing Orders

15 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.26 of POL-3127 Council Meeting Standing Orders, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

Urgent Business Checklist	YES	NO
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council can make?		
Can the matter wait to be placed on the agenda for the next Council meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or to a General Manager previously?		

16 CLOSED SESSION**16.1 ORGANISATIONAL SERVICES****16.1.1 VOLUNTARY TRANSFER OF LAND CONCESSION**

Objective Reference:	A2899508 Reports and Attachments (Archives)
Authorising/Responsible Officer:	Deborah Corbett-Hall Chief Financial Officer
Report Author:	Thomas Turner Team Leader Accounts Receivable and Payments

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

16.1.2 ACQUISITION OF VALUELESS LAND FOR OVERDUE RATES AND CHARGES

Objective Reference:	A2901370 Reports and Attachments (Archives)
Authorising/Responsible Officer:	Deborah Corbett-Hall Chief Financial Officer
Report Author:	Thomas Turner Team Leader Accounts Receivable and Payments

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

16.2 INFRASTRUCTURE & OPERATIONS**16.2.1 DELEGATED AUTHORITY T-1837-17/18-PCO PREFERRED SUPPLIER/S
FOR GRASS CUTTING SCHEDULES 1-7 OVER \$2,000,000**

Objective Reference:	A2862845 Reports and Attachments (Archives)
Authorising Officer:	Peter Best General Manager Infrastructure & Operations
Responsible Officer:	Lex Smith Group Manager City Operations
Report Author:	David Wilson Procurement Officer General Counsel

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

(e) contracts proposed to be made by it

17 MEETING CLOSURE